



COUNTY CAPITAL PROJECTS

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NOTES

Administration

NOTES

LAND ACQUISITION FUND

County Project Description:

The historical pattern of land acquisition for capital projects was primarily dependent upon the readily available proffered land sites. In this proposed CIP the supply of proffered sites is minimal. Land purchases become a necessary capital project cost.

The Board of Supervisors took action to consolidate all land purchase funds for General Government and School sites into one capital account in FY 02. This account provides the County flexibility in its land acquisition negotiations. As the County continues to develop, this fund will enable the County to take advantage of investment opportunities as they arise.

During the six-year capital plan, the County will receive six school sites and three public use sites through land proffers. The County will purchase fifteen school sites and thirteen general government sites using voter approved general obligation bond financing or local tax funding.



FY 05 Amendments

In July 2004, the Board of Supervisors amended the financing option to purchase the Lovettsville Park Site from lease/purchase financing to general obligation bond financing. Voters approved \$1.3 million toward the park acquisition on the November 2004 Referendum. The park land was purchased in December 2004 for \$1.9 million. The balance of funding came from local tax funding.

In July 2004, the Board of Supervisors and Loudoun County School Board approved the transfer of \$13.925 million in local tax funding from the School Capital fund to purchase the Islamic Saudi Academy site for future public use. The Board of Supervisors authorized Virginia Public School Authority bonds to replace the local tax funding in the School Capital Fund. The Board also appropriated \$1.3 million in local tax funding for the purchase of a Fire/Rescue Station site in the Purcellville area.

Referendum Dates:

November 2004, 2006, 2007, 2009

FY 06 Land Acquisitions

FY 06 Schools

The proposed land acquisitions include the purchase of one elementary school site and a one proffered elementary school site totaling 40-acres.

School Sites

ES-17 Ashburn Area Elementary School (Proffer)
ES-19 Ashburn Area Elementary School (Purchase)

FY 06 County

The proposed land acquisition includes the purchase of two public safety sites and two proffered sites totaling 15-acres.

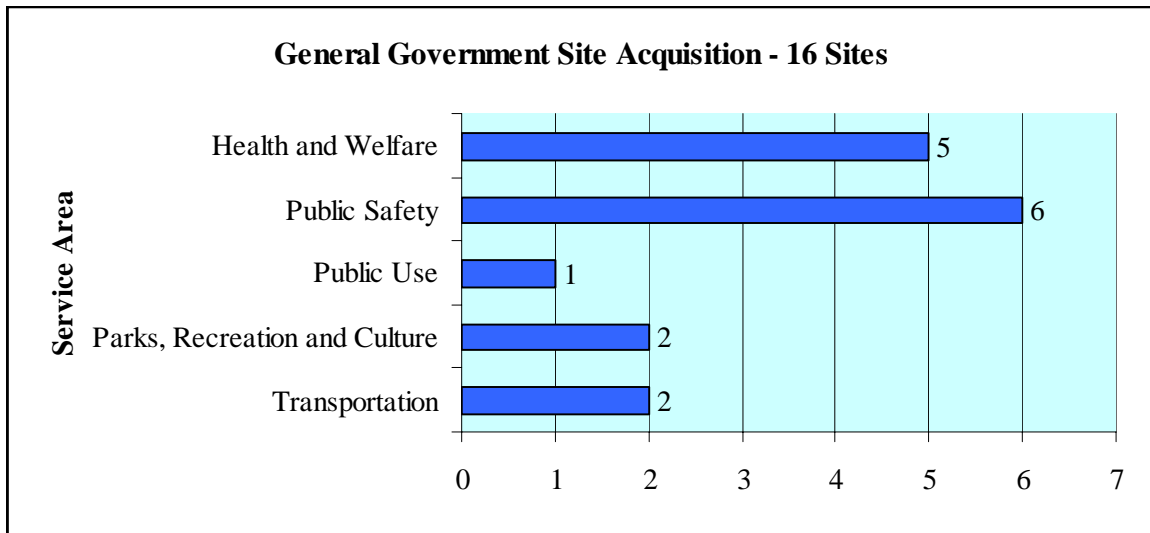
County Sites

Western Sheriff's Office Substation (Purchase)
Aldie Fire & Rescue Station (Purchase)
Lansdowne Fire/Rescue/Sheriff Station (Proffer)
Staff Secured Youth Shelter (Proffer)

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land - County	4,890	17,225	5,950	7,740	6,275	5,700	4,400	47,290	0	52,180
Land - Schools	18,530	14,315	4,000	32,240	50,370	4,000	9,050	113,975	0	132,505
TOTAL COST:	23,420	31,540	9,950	39,980	56,645	9,700	13,450	161,265	0	184,685
Local Tax Funding	21,240	15,525	4,750	9,525	9,415	5,700	5,305	50,220	0	71,460
General Oblig. Bonds	1,800	14,265	0	29,015	28,230	0	8,145	79,655	0	81,455
Proffers (L)	380	320	5,200	1,440	19,000	4,000	0	29,960	0	30,340
VPSA	0	1,430	0	0	0	0	0	1,430	0	1,430
TOTAL FINANCING:	23,420	31,540	9,950	39,980	56,645	9,700	13,450	161,265	0	184,685

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	966	1,496	2,907	5,710	6,959	36,533
TOTAL	0	966	1,496	2,907	5,710	6,959	36,533

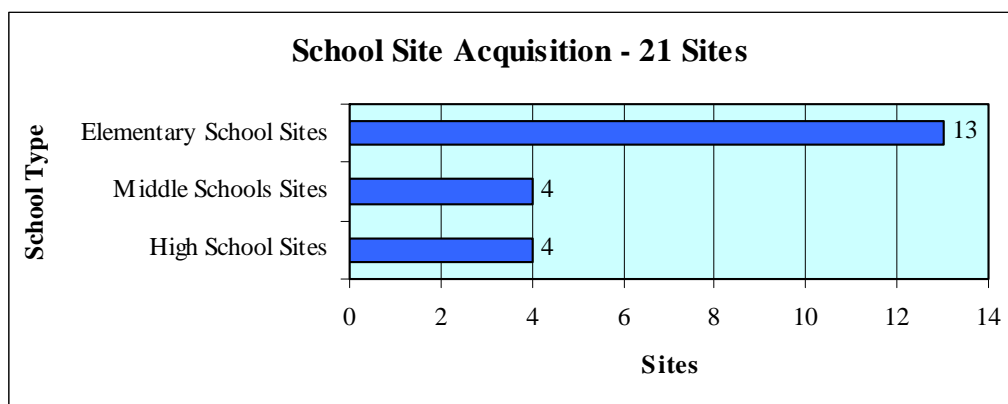
LAND ACQUISITION FUND (Site Acquisition Schedule)



Sites and Acreage

General Government Land Acquisition Amended FY 05 - 10 CIP									
Land Proffers	Source	Land	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total
Dulles South Library	Proffer	7.2 acres			X				1
Lansdowne Fire/Sheriff Station	Proffer	3 acres		X					1
Staff Secured Youth Shelter	Proffer	3 acres		X					1
Proffer Site Totals:		13.2 acres	0	2	1	0	0	0	3
Site Acquisition	Source	Land	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total
Aldie Fire & Rescue Station	Local Tax Funding	5 acres		X					1
Animal Pet Adoption Center	Local Tax Funding	5 acres				X			1
Emergency Homeless Shelter	Local Tax Funding	4 acres			X				1
Islamic Saudi Academy Site	Local Tax Funding	180 acres	X						1
Lovettsville Park Site	GO Bond, LTF	91 acres	X						1
Medically Fragile SLR#1	Local Tax Funding	5 acres				X			1
MH Supported Living Residence #1	Local Tax Funding	1 acre						X	1
Park & Ride Lot #4	Local Tax Funding	4 acres			X				1
Park & Ride Lot #5	Local Tax Funding	5 acres				X			1
Purcellville Fire & Rescue Station	Local Tax Funding	4 acres	X						1
Transitional Homeless Shelter	Local Tax Funding	4 acres			X				1
Western Fire and Rescue Station	GO Bond	5 acres				X			1
Western Sheriff's Office Substation	Local Tax Funding	5 acres		X					1
Site Acquisition Totals:		318 acres	3	2	3	4	0	1	13

LAND ACQUISITION FUND (Site Acquisition Schedule)



Sites and Acreage

School Site Acquisition Amended FY 05 - 10 CIP									
Proffered Sites	Source	Land	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total
(ES-14) Brambleton Area Elementary School	Proffer	20 acres					X		1
(ES-16) Moorefield Station Area Elementary	Proffer	20 acres				X			1
(ES-17) Ashburn Area Elementary School	Proffer	20 acres		X					1
(ES-9) Brambleton Area Elementary School	Proffer	20 acres	X						1
(MS-4) Ashburn Area Middle School	Proffer	35 acres	X						1
(HS-6) Ashburn Area High School	Proffer	75 acres				X			1
Proffer Site Totals:		190 acres	2	1	0	2	1	0	6
Site Acquisition	Source	Land	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total
(ES-15) Leesburg Area Elementary School	Local Tax Funding	20 acres	X						1
(ES-17) Ashburn Area Elementary School	GO Bond	20 acres	X						1
(ES-18) Dulles Area Elementary School	GO Bond	20 acres	X						1
(ES-19) Ashburn Area Elementary School	GO Bond, LTF	20 acres		X					1
(ES-20) Dulles Area Elementary School	GO Bond, LTF	20 acres				X			1
(ES-21) Dulles Area Elementary School	GO Bond, LTF	20 acres						X	1
(ES-22) Ashburn Area Elementary School	GO Bond, LTF	20 acres				X			1
(ES-24) Leesburg Area Elementary School	GO Bond, LTF	20 acres				X			1
(ES-25) Western Loudoun Area ES	GO Bond, LTF	20 acres			X				1
(MS-5) Ashburn/Dulles Area Middle School	GO Bond, LTF	35 acres	X						1
(MS-6) Ashburn/Dulles Area Middle School	GO Bond, LTF	35 acres			X				1
(MS-7) Dulles Area Middle School	GO Bond, LTF	35 acres				X			1
(HS-3) Western Loudoun Area High School	VPSA	60 acres	X						1
(HS-5) Leesburg Area High School	Local Tax Funding	60 acres	X						1
(HS-7) Dulles Area High School	GO Bond, LTF	75 acres			X				1
Site Acquisition Totals:		480 acres	6	1	3	4	0	1	15

NOTES

General Government

NOTES

CHURCH STREET PARKING LOT

County Project Description:

A parking lot will be constructed on the site of the existing Adult Detention Center following the scheduled demolition of the existing facility in FY 07. The scope of work includes paving and associated storm water management, landscaping and lighting improvements. Archaeological and environmental studies are required to complete the construction documents. In addition, telecom and data cabling must be relocated from the building site before the demolition phase of the old jail may begin.

The project will provide a total of 246 parking spaces for use by the Courts at the old jail site upon completion of the project.



Operating Impact:

Operating costs are for general maintenance and utility costs to light the parking lot.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	180	200	0	0	0	380	0	380
Construction	0	0	260	0	1,325	0	0	1,585	0	1,585
Furnishings/Equipment	0	0	0	0	115	0	0	115	0	115
TOTAL COST:	0	0	440	200	1,440	0	0	2,080	0	2,080
Local Tax Funding	0	0	440	200	1,440	0	0	2,080	0	2,080
TOTAL FINANCING:	0	0	440	200	1,440	0	0	2,080	0	2,080

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	7	7	14
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	7	7	14

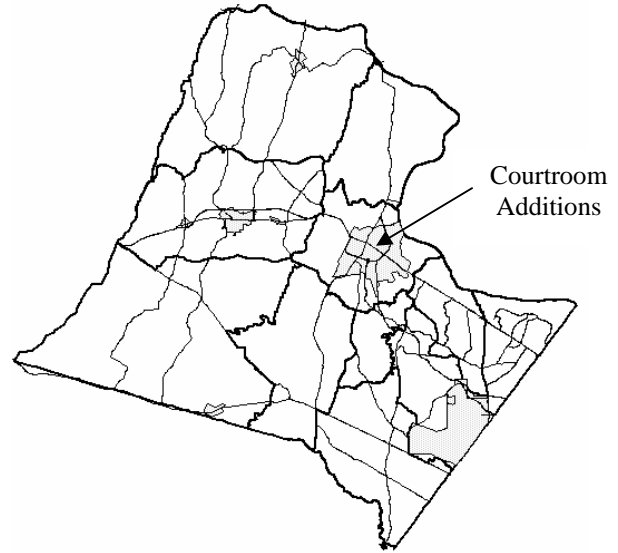
COURTROOM ADDITIONS

County Project Description:

The County completed the construction of a new 83,000 square feet courthouse with eight courtrooms and ten judges' chambers in November 2001. At the time of construction, the space for two future courtrooms was included in the shell of the building for future expansion needs.

This project provides for the completion of two courtrooms that support the District and Circuit Courts operations. The project will build out approximately 3,500 square feet of courtroom space for use by FY 2011.

The exterior space for the courtrooms was constructed with the Phase I Courts capital project completed in FY 2004.



Operating Impact:

No new operating costs will occur during the capital planning period. Upon completion of the additions the Department of General Services will budget for general maintenance and utility costs at the facility.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	150	150	0	150
Construction	0	0	0	0	0	0	1,000	1,000	0	1,000
Furnishings/Equipment	0	0	0	0	0	0	110	110	0	110
TOTAL COST:	0	0	0	0	0	0	1,260	1,260	0	1,260
Local Tax Funding	0	0	0	0	0	0	1,260	1,260	0	1,260
TOTAL FINANCING:	0	0	0	0	0	0	1,260	1,260	0	1,260

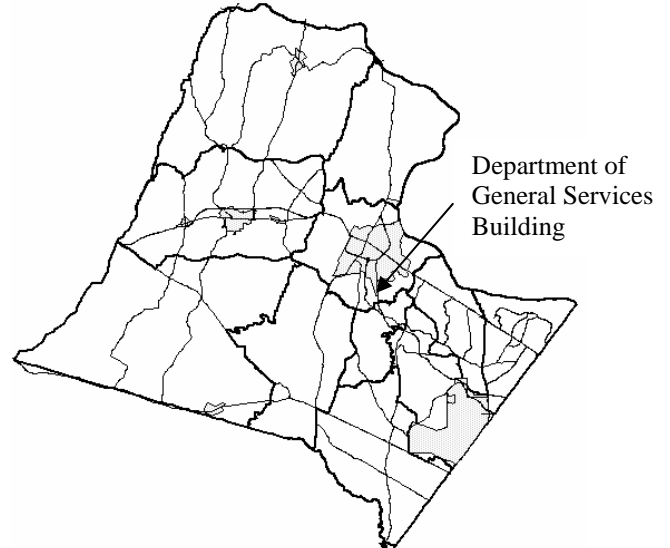
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	0	0	0

**DEPARTMENT OF GENERAL SERVICES
OFFICE, MAINTENANCE & STORAGE BUILDING**

County Project Description:

This project consists of the construction of a 58,800 square-foot Department of General Services administrative offices, maintenance shops, and warehouse space for the County on the expanded Government Support Center Site.

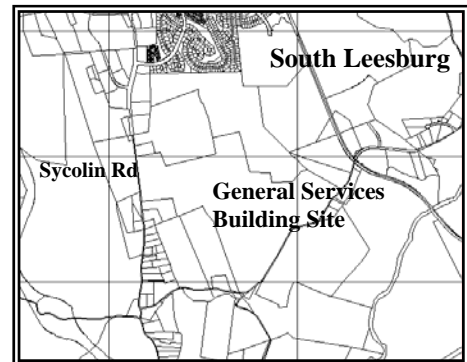
This new building would include inside storage areas, shipping and receiving areas, space for surplus material awaiting disposition, secure storage for high-value items, staging areas for project materials, air-conditioned space for storage of archived records, a forklift maintenance area and shop space for County carpentry, electrical, and mechanical shops. Loading docks, an outside material staging area, protected equipment storage areas, and parking would also be included. Administrative offices for the Department of General Services would be relocated from leased space to this facility. The Department of Fire and Rescue Services will use approximately 8,800 square feet of warehouse space in the facility for storage.



Operating Impact:

The project is proposed for a future fiscal year beyond the six-year capital planning period. In the interim the County will continue to lease space(s) to meet its needs for office, shops, and warehouse space.

During the leasing phase, the current warehouse jointly occupied by the County and the School System will revert solely to the School System. The current warehouse no longer has the space capacity to serve both General Government and School System needs.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	1,850	1,850
Construction	0	0	0	0	0	0	0	0	15,440	15,440
Furnishings/Equipment	0	0	0	0	0	0	0	0	665	665
TOTAL COST:	0	0	0	0	0	0	0	0	17,955	17,955
Lease/Purchase	0	0	0	0	0	0	0	0	17,955	17,955
TOTAL FINANCING:	0	0	0	0	0	0	0	0	17,955	17,955

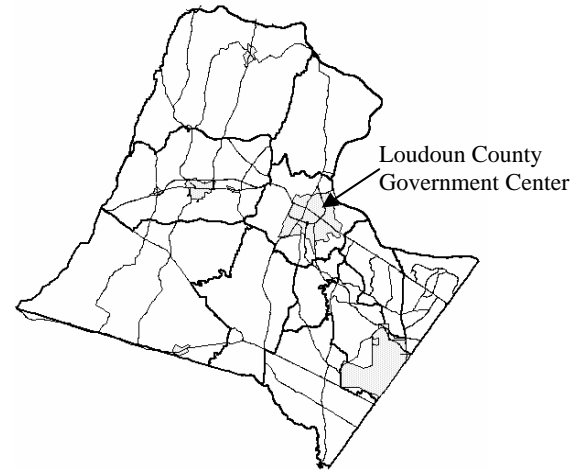
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	0	0	0

GOVERNMENT OFFICE SPACE PLAN

County Project Description:

During the FY 01 budget process, the Board of Supervisors retained funding for future government office needs as a “placeholder” in the Capital Improvement Program. The Board created the Facility and Office Space Task Force, a citizen body charged with developing a long-range general office space plan for the County Government and School System. The Task Force presented its final report to the Finance/Government Services Committee on March 5, 2001. The report included the following recommendations:

- Maintaining the County Government Center in its present form as the administrative and financial headquarters for the County Government.
- Construction of an easily accessible 116,000 square-foot community development center in the vicinity of the County Government Center.
- Maintaining the Shenandoah Building as the principal location for County community services agencies. Relocation of Parks & Recreation’s Aging Services division to an 8,000 square-foot facility in Central Loudoun.
- Construction by 2010 of a 33,000 square-foot Parks, Recreation & Community Services administrative facility to be co-located with other recreation functions, possibly at a County park.
- Construction of up to three 10,000 square-foot customer service centers in the southern, eastern and western areas of the County providing tax collection, building permit and plans review services, and Board office and meeting areas.
- Construction of a 70,000 square-foot eastern Loudoun community services center.
- Construction of an 112,000 square-foot School administration facility at a location to be determined.
- Construction of another parking deck to serve the Courts Phase III Project using local taxes funding is proposed in future fiscal years.
- Construction of additional space to meet the information technology needs for the Department of Information Technology which supports County and School operations.



The Board directed staff to solicit proposals in FY 02 from the private sector to address the other space needs looking at the possibility of long-term leases and/or ownership. This process was completed. Pending further review and analysis of the proposals project estimates are reflected in future fiscal years.

Debt Service:

The project is proposed for lease/purchase financing in future fiscal years. Debt Service would be incurred on the project and a schedule of debt impact would be developed as the project schedule is determined in future fiscal years.

Operating Impact:

Operating impacts are beyond the six-year capital planning period. Future operating impacts will be developed as specific building and operational plans are finalized.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	5,755	5,755
Construction	0	0	0	0	0	0	0	0	47,955	47,955
Furnishings/Equipment	0	0	0	0	0	0	0	0	4,795	4,795
TOTAL COST:	0	0	0	0	0	0	0	0	58,505	58,505
Lease/Purchase	0	0	0	0	0	0	0	0	52,655	52,655
Local Tax Funding	0	0	0	0	0	0	0	0	5,850	5,850
TOTAL FINANCING:	0	0	0	0	0	0	0	0	58,505	58,505

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	0	0	0

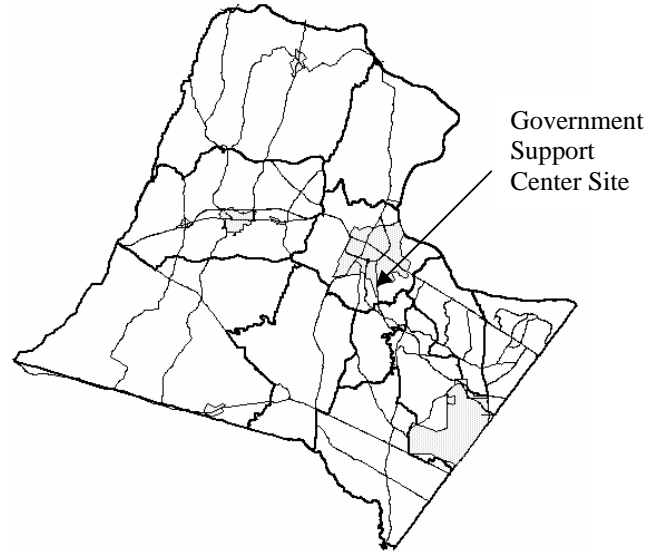
GOVERNMENT SUPPORT CENTER INFRASTRUCTURE

County Project Description:

This project constructs capital infrastructure improvements identified in the Loudoun County Government Support Center Master Plan, the Countywide Transportation Plan and the Town of Leesburg's Water and Sewer Master Plan.

The Town approved utilities plan necessitates the extension of the County's sewer system to the proposed Lower Sycolin Sewer Pump Station to be completed by FY 2010. This project reroutes the existing sanitary sewer system on the original 92-acre site and extends the system for the expanded 462-acre area to that pump station. The future phase will complete the section of Crosstrail Boulevard and Kincaid Drive that occur on the County's property when the surrounding area is developed.

The infrastructure improvements are necessary to meet current and future transportation and land development requirements. The construction of this entire area must be completed prior to 2015, which is the trigger year based upon population growth.



Operating Impact:

There are no operating budget impacts for this project.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	220	0	0	0	220	0	220
Construction	0	0	0	0	1,465	0	0	1,465	0	1,465
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	0	220	1,465	0	0	1,685	0	1,685
Local Tax Funding	0	0	0	220	1,465	0	0	1,685	0	1,685
TOTAL FINANCING:	0	0	0	220	1,465	0	0	1,685	0	1,685

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	0	0	0

CAPITAL PROJECT MANAGEMENT SUPPORT

County Project Description:

During FY 05, the County Administrator created an interdisciplinary work team to manage the County's capital projects. The team consists of staff representatives from the Departments of Management and Financial Services, General Services, Parks, Recreation and Community Services and Building and Development. The team's purpose is to ensure the delivery of capital projects on-time and within budget. The team has identified a series of capital project management support enhancements which it recommended to the County Administrator for funding consideration in FY 06. The recommended project management support resources include staff and contractual services to improve capital project planning and implementation.

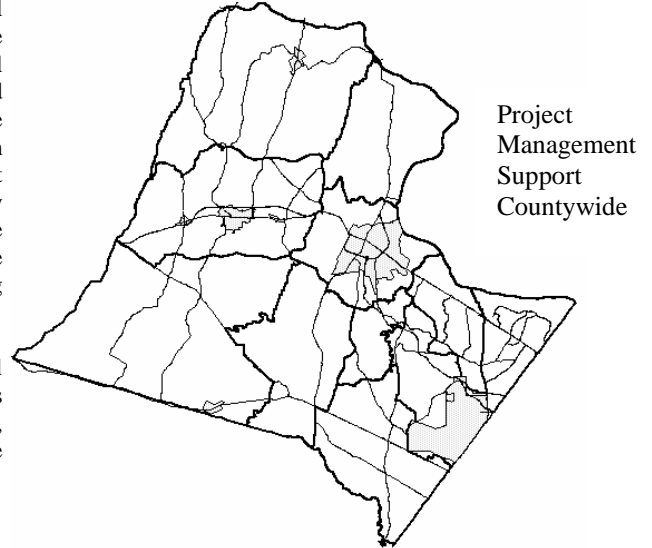
A total of 14 FTEs are proposed and funding for contractual services. The enhancements are proposed in various departments which provide critical review, technical assistance, determinations and direct project management critical to the schedules for capital project completion.

Project Management Support: (\$910,502)

The number of active and planned capital projects would require an additional 18-20 staff person to manage project delivery based on an industry standard of three capital and six capital asset replacement projects per project manager. To address this need 11.0 FTEs are recommended to support project management. A total of 7.0 FTE's are proposed in the Department of General Services and 4.0 FTE's in the Department of Parks, Recreation and Community Services.

Technical Support Staff: (\$621,194)

A total of 3.0 FTEs are proposed to support critical processes in the implementation of capital project development. These positions provide technical reviews and determinations that insure a project stay on schedule. In addition, an amount of contractual funds is proposed to fund engineering services to assist in scope development, cost analysis, and engineering assessments of existing County and School facilities. These enhancements are proposed in various departments: Management and Financial Services, County Attorney's Office, and Building and Development.



Operating Impact:

The proposed enhancements are recommended to be funded in the capital fund using local tax funding in FY 06. Staff is working on a plan for inclusion in the FY 07 capital budget to charge project management staff and resources directly to the capital project. Over time, this will permit direct project management costs to be charged to projects funded through other sources of financing. The FY 06 operating impact is projected to be \$1.53 million.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Operating Support	0	0	1,530	1,575	1,620	1,670	1,720	8,115	0	8,115
Construction	0	0	0	0	0	0	0	0	0	0
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	1,530	1,575	1,620	1,670	1,720	8,115	0	8,115
Local Tax Funding	0	0	1,530	1,575	1,620	1,670	1,720	8,115	0	8,115
TOTAL FINANCING:	0	0	1,530	1,575	1,620	1,670	1,720	8,115	0	8,115

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	1,530	1,575	1,620	1,670	1,720	8,115
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	1,530	1,575	1,620	1,670	1,720	8,115

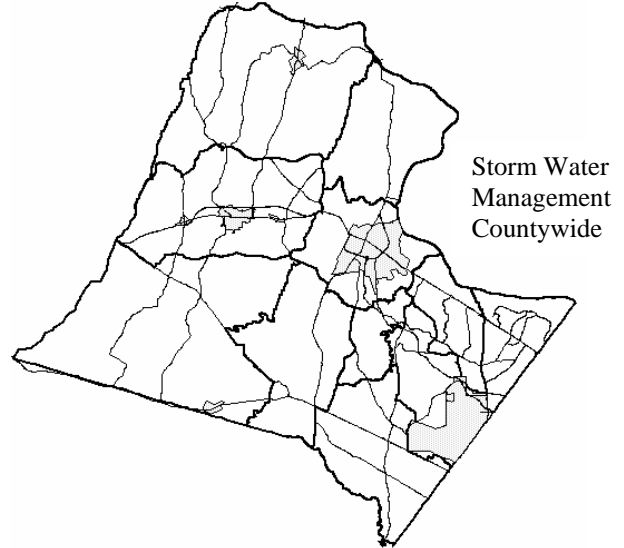
STORM WATER MANAGEMENT

County Project Description:

The project established a capital project for storm water management in Loudoun County. The Loudoun County Department of General Services began a storm water management survey of the County in FY 02. The Department, as directed by the Board, initiated the development of an overall storm water management program to meet the Environmental Protection Agency Phase II permit requirements.

The infrastructure survey and the development of the overall storm water management program will identify projects and storm water management program activities to be supported by these capital funds. Additionally, the funds will provide for maintenance, repair and replacement of selected system components to move toward restoration of the system to its original design capabilities.

The Board of Supervisors approved the initiation of a Stormwater Management Long-Range Strategic Plan with a view toward identifying the need to construct additional capital facilities in the FY 05 - FY 14 time frame. The Stormwater Management Long-Range Strategic Plan is to be completed in FY 2005. This capital project begins to accumulate capital funds to meet anticipated storm water management needs Countywide.



Operating Impact:

The Department of General Services operating costs include a Chief of Storm Water Management (0.3 FTE), GIS Specialist (0.3 FTE), Storm Water Engineer (0.5 FTE) and a Storm Water Technician (0.8 FTE) to manage the program. The annual cost for personnel and operations to support this program is projected at \$155,000 in FY 06.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	600	750	1,000	1,000	1,000	1,000	1,000	5,750	0	6,350
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	600	750	1,000	1,000	1,000	1,000	1,000	5,750	0	6,350
Local Tax Funding	600	750	1,000	1,000	1,000	1,000	1,000	5,750	0	6,350
TOTAL FINANCING:	600	750	1,000	1,000	1,000	1,000	1,000	5,750	0	6,350

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	150	155	160	164	168	173	970
Debt Service	0	0	0	0	0	0	0
TOTAL:	150	155	160	164	168	173	970

TEA-21 MATCHING FUNDS

County Project Description:

This project sets aside local tax funding to match potential Transportation Enhancement Act for the 21st Century (TEA-21) grant award match requirements. This federal grant program requires a 20% match.

The Board of Supervisors endorsed TEA-21 Project applications in the fall of 2004 that if funded would require \$140,000 in local match funds. These matching funds would be required should the Saving Grace Episcopal Church endorsed application is awarded a TEA-21 grant. Grant award notifications are anticipated in the late spring of 2005 with agreement implementation in the summer of 2005.

The Capital Plan proposes these funds in FY 06. In the event the project requiring local match funds is unfunded the funds would be returned to fund balance.

Operating Impact:

No new operating costs are related to this project.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	140	0	0	0	0	140	0	140
Construction	0	0	0	0	0	0	0	0	0	0
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	0	0	0	0	0	0	0	0
Local Tax Funding	0	0	140	0	0	0	0	140	0	140
TOTAL FINANCING:	0	0	140	0	0	0	0	140	0	140

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	0	0	0

Transportation

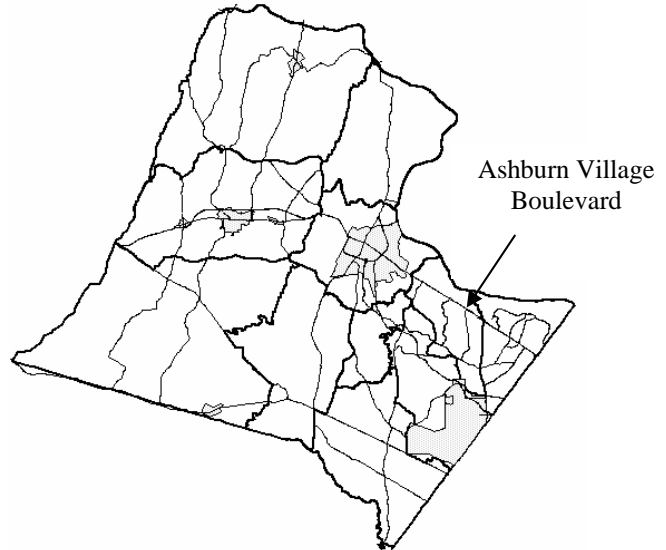
NOTES

ASHBURN VILLAGE BOULEVARD

County Project Description:

This project provides funding to begin the preliminary engineering work for the Ashburn Village Boulevard Interchange. The County has been notified it will receive approximately \$1.0 million in Federal RSTP funds in October 2005 toward this project.

The preliminary engineering work is to be completed by the Virginia Department of Transportation (VDOT) with the County providing funding in a pass through agreement. In addition to the one million dollars in federal funding, the Zoning Administrator will review several cash proffers and make a determination on their availability and appropriateness to fund the preliminary engineering work.



Recommended Proffers:

The following cash proffers are proposed to fund the preliminary engineering work for Ashburn Village Boulevard:

Ashburn Village	ZMAP 19840007	\$1,257,325
Ashbrook	ZMAP 19940012	<u>662,675</u>
		\$1,920,000

If designated for this project, these cash proffers would be budgeted in the proffer trust fund and transferred to the Capital Fund

Operating Impact:

There is no operating impact to the County for this project.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	2,920	0	0	0	0	2,920	0	2,920
Construction	0	0	0	0	0	0	0	0	0	0
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	2,920	0	0	0	0	2,920	0	2,920
Federal Grant	0	0	1,000	0	0	0	0	1,000	0	1,000
Proffers (C)	0	0	1,920	0	0	0	0	1,920	0	1,920
TOTAL FINANCING:	0	0	2,920	0	0	0	0	2,920	0	2,920

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

COMMUTER TRANSIT BUSES

County Project Description:

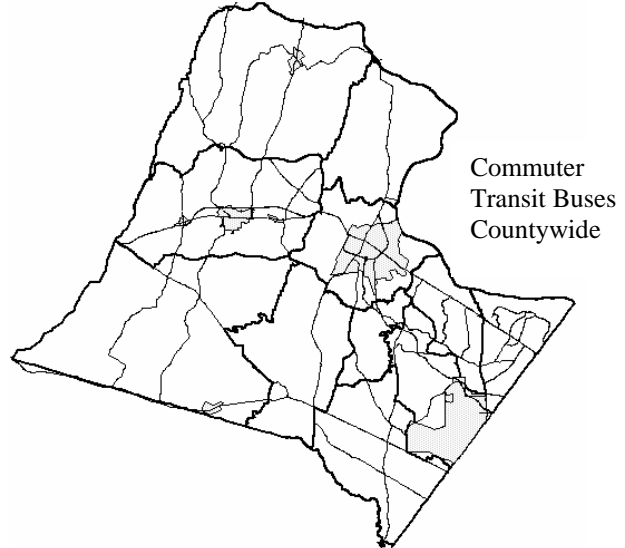
This project provides for the acquisition of transit buses in support of the County's commuter bus service. The transit bus acquisition schedule was approved by the Board of Supervisors in FY 04, when the first 22 buses were acquired. The current operating plan acquires two transit buses yearly through the six-year capital planning period.

State Grant funds may be available each fiscal year toward the purchase price of the transit buses. The actual State grant funds available to the County over the six-year planning period only reflect actual awards from FY 04 and FY 05. There is no attempt to project possible future State funding levels. This project page forecasts the potential lease/purchase financing amounts the County should plan for if the current acquisition plan remains in place.

The FY 06 State Grant award amount should be verified before final adoption of the FY 05 – FY 10 Amended Capital Plan. The Adopted budget will reflect the actual State Grant and Lease/Purchase amounts.

Operating Impact:

The Commuter Transit Bus operating impact in FY 06 is projected to be \$3,025,000.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Bus Acquisition	9,500	915	1,500	2,000	2,000	2,000	2,000	10,415	0	19,915
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	9,500	915	1,500	2,000	2,000	2,000	2,000	10,415	0	19,915
State Grants	5,774	580	0	0	0	0	0	580	0	6,354
Lease/Purchase	3,726	335	1,500	2,000	2,000	2,000	2,000	9,835	0	13,561
TOTAL FINANCING:	9,500	915	1,500	2,000	2,000	2,000	2,000	10,415	0	19,915

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	3,025	3,100	3,146	3,272	3,402	3,538	19,483
Debt Service	380	417	651	938	1,216	1,484	5,086
TOTAL	3,405	3,517	3,797	4,210	4,618	5,022	24,569

DULLES CORRIDOR RAPID TRANSIT PROJECT

County Project Description:

With the completion of the original 103-mile Metrorail system in 2001, State, regional and local authorities have jointly proposed an extension of rapid transit services along the Dulles Corridor from Fairfax County's West Falls Church Metro Station to Loudoun County. This project would culminate with the implementation of a 23-mile Metrorail extension that would terminate at a station on the Dulles Greenway at Route 772. Funding for the estimated \$3.4 billion project cost would be provided by a combination of subsidies from the Federal and State governments, as well as the counties of Fairfax and Loudoun and the Metropolitan Washington Airports Authority.

Jurisdictions seeking Federal transit funding are required to conform to extensive application requirements. The Virginia Department of Rail and Public Transportation (VDRPT), which is the primary managing agency, released a Draft Environmental Impact Statement (EIS) in June 2002. In conformance with the Federal application process, public hearings were held during the summer, with the project steering committee identifying its Locally Preferred Alternative (LPA) in October 2002. Subsequent to the selection of the LPA and under guidance from the Federal Transit Administration, VDRPT submitted a Supplemental Draft EIS that divided the LPA into two phases. The first phase, which would become operational by 2010, would implement Metrorail service past Tyson's Corner with an interim terminus at Wiehle Avenue in Fairfax County. Phase 2 would complete the project, bringing Metrorail to Route 772 by 2015. The entire project would include a rail yard near Dulles Airport and a total of 12 stations, including four stations in the Tyson's Corner area. State, local and regional agencies may also introduce enhanced bus service prior to completion of the rail component. The Fairfax County Board of Supervisors approved the creation of a Special Tax District to finance the County's share of Phase I capital costs in February 2004. On June 10, 2004, the Federal Transit Administration (FTA) authorized the commencement of preliminary engineering. The final environmental impact statement is due for completion in September 2004, and construction on Phase I is scheduled to commence in October 2006, pending funding from the FTA. Preliminary engineering activities will be funded by a combination of State and Federal appropriations. Loudoun County's contributions will not be required until Phase 2 construction gets underway in FY 09.

Project Costs:

As currently envisioned, implementation of the Locally Preferred Alternative is estimated to cost approximately \$3.4 billion by 2016, assuming the Federal government provides its share of expenditures on an as-needed basis. The Federal Transit Administration, the State of Virginia, Fairfax County, the Metropolitan Washington Airport Authority and Loudoun County would fund the costs of the project jointly. Rail project funding is contingent upon a pending application to the Federal Transit Administration. Loudoun County's contributions towards Phase 2 construction would begin in FY 09, with the projected share to be funded through the sale of Pledge Bonds. The annual debt service on the Pledge Bonds will use approximately \$16 million in BPOL tax revenues.

Loudoun County Project Costs:

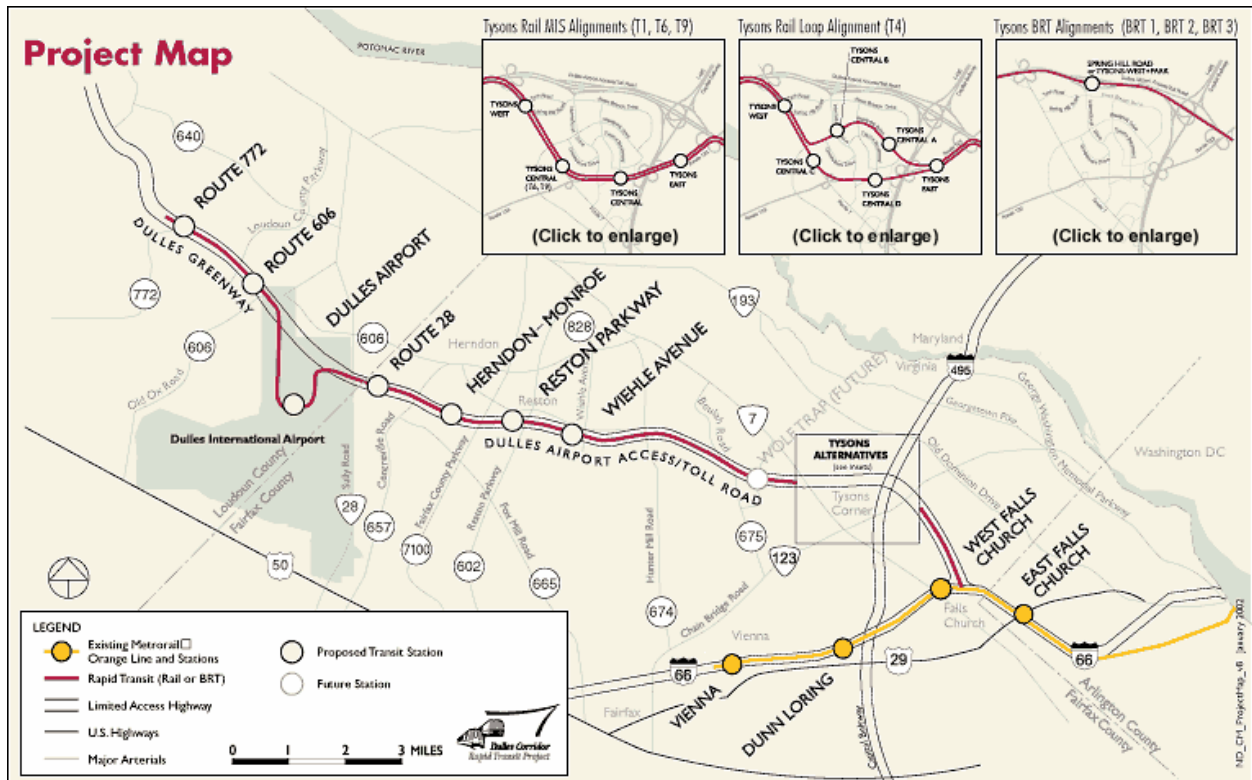
As currently envisioned, development of the Dulles Rapid Transit project would not require the County to provide operating subsidies until operations have been extended to Route 772 in 2015. The EIS currently estimates that Loudoun's share of operating costs would total about \$9 million during the first year of operation. The FY 02 fiscal plan established a Public Transportation Fund which provides the resources necessary to continue County support for organizations currently receiving gasoline tax subsidies. All costs are planning figures and are subject to change pending final decisions by the Dulles Task Force and the Federal Transit Administration.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	1,900	0	0	0	0	6,915	15,000	21,915	136,000	159,815
Furnish./Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	1,900	0	0	0	0	6,915	15,000	21,915	136,000	159,815
Pledge Bonds	0	0	0	0	0	6,915	15,000	21,915	136,000	157,915
Gas Tax	1,022	0	0	0	0	0	0	0	0	1,022
Transport. Fund Balance	878	0	0	0	0	0	0	0	0	878
TOTAL FINANCING:	1,900	0	0	0	0	6,915	15,000	21,915	136,000	159,815

Net Operating Impact: (\$ in thousands)	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0

DULLES CORRIDOR RAPID TRANSIT (Continued)

Map Source: Virginia Department of Rail & Public Transportation



LEESBURG PARK & RIDE LOT

County Project Description:

This project provides for the acquisition of property and construction of a 350-space park-and-ride lot for the Leesburg area to replace a 200-space leased lot. This project is a required element of the Metropolitan Washington Council of Government's (COG) Constrained Long-Range Plan for transportation improvements needed to achieve regional air quality objectives. In addition, it is also a supported objective of the Virginia Department of Transportation's District-Wide Park and Ride Lot Feasibility Study.



A site of at seven or more usable acres will be required in the Leesburg area to accommodate eventual expansion to over 700 spaces. The lot will be paved with lighting. In addition, a raised, concrete walking area with suitable protection from the weather for patrons is planned. Bicycle lockers, telephone service and other commuter amenities are also planned. The County received a PPTA-proposal in FY 05 to explore a structured parking garage on a proffered land site in the Leesburg area. The proposal will be evaluated through established County PPTA guidelines.

Additional local tax funding is proposed in FY 07, in the event the structured parking garage PPTA would be approved. The proposed funding combined with previous appropriations is required to fund a structured parking garage should that option be adopted.

Operating Impact:

Annual operating impacts are projected to be \$5,000 for utilities and maintenance for a surface parking lot. The operating impact of a structured parking facility is under review with the PPTA proposal.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	2,000	0	0	0	0	0	0	0	0	2,000
Professional Services	500	0	0	0	0	0	0	0	0	500
Construction	1,971	0	0	3,000	0	0	0	3,000	0	4,971
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	4,471	0	0	3,000	0	0	0	3,000	0	7,471
State Grant	3,577	0	0	0	0	0	0	0	0	3,577
Local Tax Funding	0	0	0	3,000	0	0	0	0	0	3,000
Gas Tax	894	0	0	0	0	0	0	3,000	0	894
TOTAL FINANCING:	4,471	0	0	3,000	0	0	0	3,000	0	7,471

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	10	10	11	11	42
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	10	10	11	11	42

PURCELLVILLE PARK & RIDE LOT

County Project Description:

This project provides for the acquisition of property and construction of a 100-space park-and-ride lot for the Purcellville area to replace two temporary lots in the Purcellville-Hamilton area that were developed through agreements with local churches. This project is included in the National Capital Region Transportation Planning Board's Regional Transportation Improvement Program (TIP) for transportation improvements needed to achieve regional air quality objectives. A site selection process is underway for this lot in consultation with officials from Purcellville and Hamilton.



A site of at least four useable acres will be required in the Purcellville-Hamilton area to accommodate eventual expansion to over 150 spaces. The lot will be lighted and paved. In addition, a raised, concrete waiting area with suitable protection from the weather for patrons will be provided. Bicycle lockers, telephone service and other passenger amenities are also planned. It should be noted that staff from the Town of Purcellville has expressed interest in co-locating a telecommuting center with the park-and-ride lot, an option which County staff supports as a compatible use.

Operating Impact:

Annual operating impacts are projected to be \$5,000 for utilities and maintenance.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	300	0	0	0	0	0	0	0	0	300
Professional Services	80	0	0	0	0	0	0	0	0	80
Construction	158	562	0	0	0	0	0	562	0	720
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	538	562	0	0	0	0	0	562	0	1,100
State Grant	430	450	0	0	0	0	0	450	0	880
Gas Tax	108	112	0	0	0	0	0	112	0	220
TOTAL FINANCING:	538	562	0	0	0	0	0	562	0	1,100

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	5	6	6	7	24
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	5	6	6	7	24

REGIONAL PARK & RIDE LOTS

County Project Description:

This project provides for the acquisition of property and construction of several regional park & ride lots in Loudoun County. The adopted capital facilities standards for the Office of Transportation Services includes the need for one regional park & ride lot per 25 square miles in the suburban planning area and one lot per 100 square miles in the remainder of the County. The Adopted FY 05 – FY 14 Capital Needs Assessment has identified the need for nine park & ride in the County by FY 2014.

During the FY 05 – FY 10 capital planning period three park & ride lots are proposed for development:

Park & Ride Lot #3 - Ashburn Subarea

Constructs a 280 space surface parking lot on the site of the future Route 772 rail station north garage. The area to be dedicated for this garage is a 3.79 acre site currently encumbered by Ryan Park Center Proffer IX.C. (ZMAP 1995-0010; ZCPA 1995-0005). The lot will provide interim parking services until the future garage is constructed.

Park & Ride Lot #4 - Dulles Subarea

Acquires property and constructs a 150-space surface parking lot in the Route 50 corridor proximate to the Fairfax County line. This lot will serve the suburban policy area that is oriented toward the Route 50 corridor to serve carpool and vanpool uses. Ultimate capacity of the lot will be contingent upon the type(s) of transit services offered and growth in the corridor. Therefore, lot size should allow for significant expansion in excess of 400 spaces and future bus operations.



Park & Ride Lot #5 - Sterling Subarea

Acquires property and expands the capacity of 100-space proffered lot at or near Dulles Town Center (reference ZMAP 1990-0014). The location and size of the facility to be determined jointly with the property owners. It is initially assumed that 200 additional spaces will be constructed.

Funding:

These projects are to be 80% funded by federal Congestion Mitigation/Air Quality (CMAQ) funds and 20% from gas tax revenues.

Operating Impact:

Annual operating impacts are projected to be \$5,000 to \$6,000 per lot for utilities and maintenance.

** Land acquisition is scheduled in FY 05, FY 07 and FY 09 in the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	**	0	0	**	0	0	0	0
Professional Services	0	0	200	0	100	0	145	445	0	445
Construction	0	0	0	1,470	0	1,025	0	2,495	1,470	3,965
Furnishings/Equipment	0	0	0	110	0	115	0	225	125	350
TOTAL COST:	0	0	200	1,580	100	1,140	145	3,165	1,595	4,760
State Grant/CMAQ	0	0	0	1,265	0	990	0	2,255	1,380	3,635
Gas Tax	0	0	200	315	100	150	145	910	215	1,125
TOTAL FINANCING:	0	0	200	1,580	805	1,140	1,080	3,165	1,595	4,760

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	6	6	12	24
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	6	6	12	24

ROAD PROJECTS

County Project Description:

This project constructs four road improvement projects in cooperation with the Virginia Department of Transportation (VDOT) in Loudoun County. The Virginia Department of Transportation would construct the road improvements with the County designating transportation cash proffers totaling approximately \$5,270,000 toward the four project's cost.

Recommended projects present a work plan that uses a combination of State transportation funds and transportation proffers in sufficient amounts to complete the projects. The Virginia Department of Transportation will serve as the project and construction manager for each of the four improvement projects. The County would appropriate the transportation cash proffers in the Proffer Fund and transfer the funds to the Capital Improvement Fund for disbursement to VDOT. A formal determination by the Zoning Administrator verified the requested proffers are appropriate for the designated projects. The projects adopted in the FY 05 capital plan are:

Route 28 Parallel Roads \$865,400: (Connection Improvements)

This project focuses on the use of transportation proffers to make improvements to Atlantic Boulevard, Pacific Boulevard and Davis Drive in eastern Loudoun County.

Atlantic Boulevard \$425,000

Allied Plaza	SPEX19970025	\$ 34,148
Guilford Station Bus	ZMAP19930006	\$152,395
Steeplechase IP (2)	SPEX19860053	\$238,457

Pacific Boulevard \$286,400

America Online	SPEX19970008	\$198,262
Loudoun Pointe	SPEX19870013	\$ 23,270
Loudoun Gateway	SBRD19880036	\$ 64,868

Davis Drive \$154,000

Sterling IP SIL6	SPEX19870007	\$66,404	Latter Day Saints	SPEX19870030	\$ 8,297
Sweetwater Car Wash	SPEX19880059	\$16,303	F&M Bank	SPEX 19870031	\$ 62,996

Rt. 15 South Woodlea \$113,600: (Left & Right Turn Lanes)

Woodlea Manor	SBPR19870036	\$113,600
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Shellhorn Road \$3,955,000: (Beaverdam Run Crossing/4 Lane Configuration)

Ashburn Village	ZMAP19840007	\$1,203,871	Ashburn Farm	ZMAP19850015	\$183,503
Ashleigh	ZMAP19860032	\$ 2,083	Swarthout	ZMAP19870032	\$106,444
Ryans Corner	ZMAP19890035	\$ 362,771	Dulles Parkway	ZMAP19890038	\$465,038
Courts of Ashburn	ZMAP19890039	\$ 452,815	Toll Road Plaza	ZMAP19900008	\$463,904
Ashburn Run	ZMAP19940013	\$ 94,024	Ryans Ridge	ZMAP19940016	\$128,726
Sisler	ZMAP19990012	\$ 2,093	Silo Creek	ZMAP19990021	\$489,728

Eastern Sterling District Improvements \$336,000: (Trail connections, bus shelter, traffic flow improvements)

Chatham Green	ZMAP19870036	\$202,453
Chatham Glen	ZMAP19890019	\$131,185
Five Oaks	ZMAP19880044	\$ 2,362

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	5,270	0	0	0	0	0	5,270	0	5,270
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	5,270	0	0	0	0	0	5,270	0	5,270
Proffers (C)	0	5,270	0	0	0	0	0	5,270	0	5,270
TOTAL FINANCING:	0	5,270	0	0	0	0	0	5,270	0	5,270

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

Public Safety

NOTES

ADULT DETENTION CENTER EXPANSION

County Project Description:

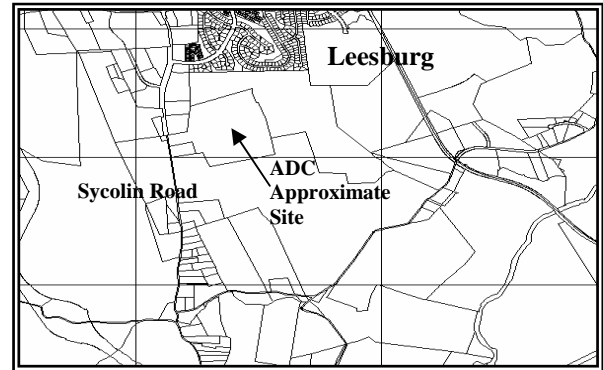
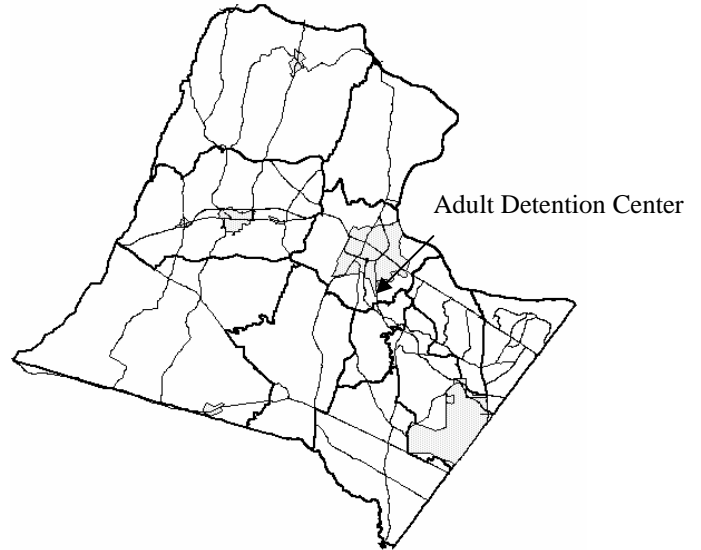
The new 84,000 square feet Adult Detention Center (ADC) accommodating an inmate population of 220, including the existing work release center inmate population is scheduled to open in FY 06. The new facility also includes administrative space for the Magistrates and ADC personnel. ADC program space includes inmate housing, outside and inside exercise areas, intake, counseling, medical, kitchen facilities, interview, visiting, and detention administration.

The Average Daily Inmate Population has been growing at or near the same pace as the County's population. The Sheriff's Office is requesting to begin the process of making necessary additions to the facility beginning in FY 07. The State of Virginia currently has a moratorium on the construction of new inmate beds and the County would need to initiate legislative action by March 2005 to proceed with the project. The central core of the new facility is intended to support 300 to 500 inmates. Additional building expansion should be limited to housing units and office space. The following additions totaling 54,000 square feet are proposed:

- A Special Housing Unit to hold 56 medium and maximum-security inmates (18,000 s.f.)
- A Special Management Unit to include the separate male and female receiving areas as well as a classification housing area to properly identify and screen inmates for housing assignments. (18,000 s.f.)
- A multi-classification female unit with 56 beds. (18,000 s.f.)

Operating Impact:

The Sheriff's Office projects the need for an additional 22.19 FTEs to staff the three modules. The annual operating budget for personnel, operations, utilities and maintenance is approximately \$2.48 million.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	1,345	0	0	2,760	0	0	0	2,760	0	4,105
Construction	25,260	0	0	0	27,625	0	0	27,625	0	52,885
Furnishings/Equipment	1,130	0	0	0	0	1,560	0	1,560	0	2,690
TOTAL COST:	27,735	0	0	2,760	27,625	1,560	0	31,945	0	59,680
Lease Purchase	22,680	0	0	2,760	27,625	1,560	0	31,945	0	54,625
Local Tax Funding	455	0	0	0	0	0	0	0	0	455
State Grant Program	4,600	0	0	0	0	0	0	0	0	4,600
TOTAL FINANCING:	27,735	0	0	2,760	27,625	1,560	0	31,945	0	59,680

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	2,485	2,560	5,045
Debt Service	0	0	0	799	3,382	3,295	7,476
TOTAL	0	0	0	799	5,867	5,855	12,521

ALDIE FIRE/RESCUE STATION

County Project Description:

This project provides construction of a Fire/Rescue Station at an appropriately zoned four-acre site in the Aldie service area. The center will be a combined Fire and Rescue Station of about 23,000 square feet.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

This station will replace Volunteer Station #7 in the Aldie/Rt.50 area. Land acquisition for this project is scheduled in FY 06 in the Land Acquisition Fund.

Construction Costs are only projected for planning purposes. Final construction costs will be set at 35% of schematic design for the station.



Referendum Date:

November 2006

Operating Impact:

Operating expenditures will not occur until FY 08 and will be budgeted as a part of the Volunteer Companies' and Departments' FY 08 budgets.

**Land acquisition is scheduled in FY 06 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	**	0	0	0	0	0	0	0
Professional Services	0	0	0	535	0	0	0	535	0	535
Construction	0	0	0	0	5,345	0	0	5,345	0	5,345
Furnishings/Equipment	0	0	0	0	1,370	0	0	1,370	0	1,370
TOTAL COST:	0	0	0	0	6,715	0	0	7,250	0	7,250
Gen. Oblig. Bonds	0	0	0	535	6,715	0	0	7,250	0	7,250
Local Tax Funding	0	0	**	0	0	0	0	0	0	0
TOTAL FINANCING:	0	0	0	535	6,715	0	0	7,250	0	7,250

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	172	926	898	4,996
TOTAL	0	0	0	172	926	898	4,996

ANIMAL CARE PET ADOPTION CENTER

County Project Description:

This project constructs an 18,000 square foot Pet Adoption Center to serve the eastern part of the County.

Pet Adoption Center (\$7,025,000 plus land)

Due to the rapidly growing pet population in the suburban areas of the County, the Department of Animal Care and Control proposes to establish an 18,000 square foot Pet Adoption Center in eastern Loudoun by FY 11.

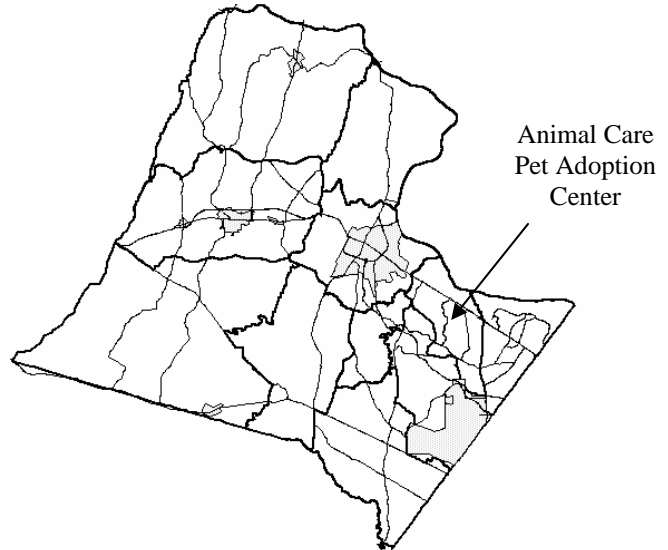
An eastern facility will provide the densest part of the human and pet population to be conveniently served. Animal Control Officers with responsibility to patrol the eastern part of the county will operate more efficiently if they have a base office closer to the neighborhoods where they provide services thus reducing response time due to significant travel.

The Pet Adoption Center will provide the following services: pet adoptions, housing of stray, abandoned or relinquished animals, dog license sales, volunteer service opportunities, dispatch services, education programs, and owner euthanasia requests.

Construction Costs are only projected for planning purposes. Final construction costs will be set at 35% of schematic design for the station.

Referendum Date:

November 2008



Operating Impact:

The annual impact for personnel, operating, maintenance and utility costs for the Pet Adoption center is projected to be approximately \$1.7 million in FY 11. A large portion of the operating impact will be reduced as existing staff resources will be reassigned to the new facility. Net new operating impacts are in the \$750,000 range.

Lease Option:

An option to lease 18,000 square feet of space in eastern Loudoun is contingent upon appropriate zoning and building availability. The projected annual cost to lease space in the east in FY 10 is approximately \$595,000.

A twenty-year cost comparison of a lease versus own option indicates lease costs of \$16,090,000 whereas the twenty year debt financing cost to own would be \$10,460,000.

**Land acquisition was from the Land Acquisition Fund in Prior Allocation (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	110	0	0	0	0	875	0	875	0	985
Construction	1,278	0	0	0	0	0	5,465	5,465	0	6,743
Furnishings/Equipment	235	0	0	0	0	0	685	685	0	920
TOTAL COST:	1,623	0	0	0	0	875	6,150	7,025	0	8,648
Gen. Oblig. Bonds	985	0	0	0	0	875	6,150	7,025	0	8,010
Local Tax Funding	473	0	0	0	0	0	0	0	0	473
Contributions	165	0	0	0	0	0	0	0	0	165
TOTAL FINANCING:	1,623	0	0	0	0	875	6,150	7,025	0	8,648

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	175	175
TOTAL	0	0	0	0	0	175	175

BRAMBLETON FIRE/SHERIFF STATION

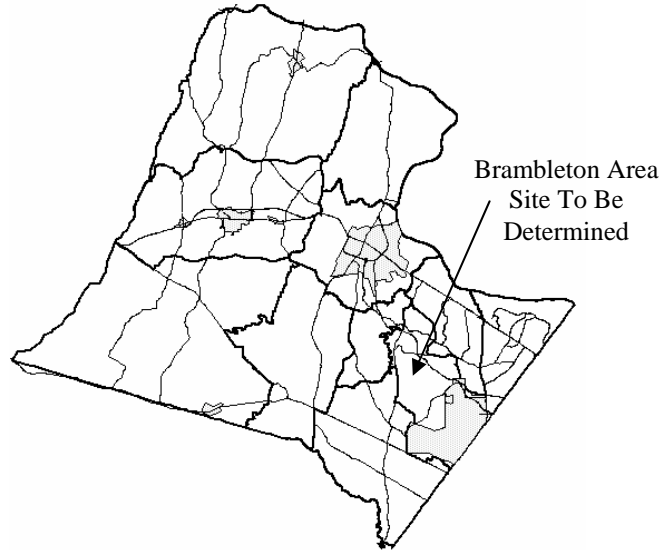
County Project Description:

This project provides construction of a Fire/Rescue/Sheriff Station up to 22,875 square feet at an appropriately zoned five-acre site, in the Brambleton area of the County. The center would be a combined Sheriff's Office Station and a Fire and Rescue Station.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

The law enforcement area will include offices/deputy workroom, interview room, processing areas, evidence storage, and equipment storage.

Combined volunteer and career staffing for the fire-rescue station is anticipated with 24-hour, 7-day-a-week pumper and ambulance coverage by career staff.



Referendum Date:

Funding for the project is derived from the issuance of general obligation bonds approved on the November 2003 referendum.

Operating Impact:

Operating expenditures will occur in FY 07 and will be budgeted as a part of the Departments' FY 07 budgets. Annual operating costs are projected at \$4.5 million its first year of operations.

**Land acquisition was from the Land Acquisition Fund in Prior Allocation (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	**	0	0	0	0	0	0	0	0	0
Professional Services	490	0	0	0	0	0	0	0	0	490
Construction	0	6,260	0	0	0	0	0	6,260	0	6,260
Furnishings/Equipment	0	1,380	0	0	0	0	0	1,380	0	1,380
TOTAL COST:	490	7,640	0	0	0	0	0	7,640	0	8,130
Gen. Oblig. Bonds	490	7,640	0	0	0	0	0	7,640	0	8,130
TOTAL FINANCING:	490	7,640	0	0	0	0	0	7,640	0	8,130

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	4,500	4,635	4,775	4,918	18,828
Debt Service	0	163	623	985	955	927	3,653
TOTAL	0	163	5,123	5,620	5,730	5,845	22,481

BROADLANDS FIRE/SHERIFF STATION

County Project Description:

This project provides construction of a Fire/Rescue/Sheriff Station of approximately 11,125 square feet at a proffered four-acre site in the Moorefield Station development. The center would be a combined Fire and Rescue Station and Sheriff's Office Substation.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

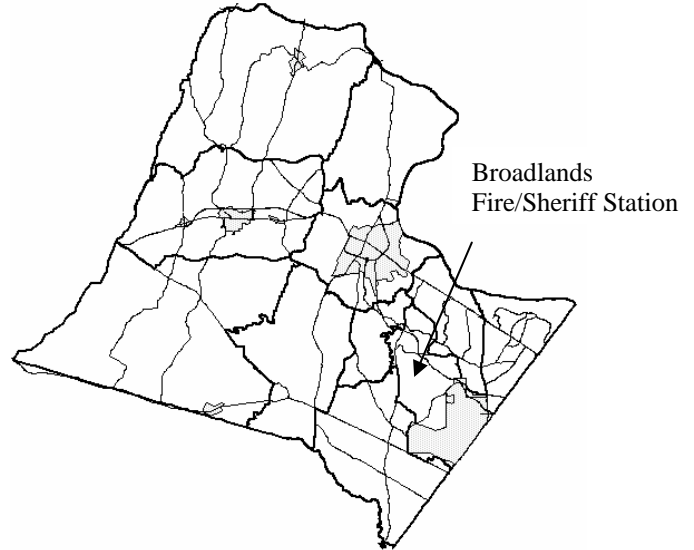
The law enforcement area will include approximately 250 square feet as a deputy workroom. No permanent Sheriff's staff will be assigned to this facility.

Voters approved funding for this center on the County's November 2000 general obligation bond referenda. Additional local tax funding was appropriated in FY 03 to cover construction cost inflation increases and site development costs.

The station is to be constructed on a proffered land site provided by the Moorefield Station development in FY 03.

Operating Impact:

Operating expenditures assume career fire/rescue positions in the center. Operating projections are for personnel and general maintenance expenses.



Debt Reduction:

The capital plan reduced previously authorized general obligation bond financing of \$3,005,000 through the use of \$1,010,000 in cash proffers. This means \$1,010,000 in general obligation debt will not be issued. This action is subject to Zoning Administrator review and determination that the following cash proffers are appropriate to be used for the Broadlands Fire/Sheriff Station:

Ashbrook	ZMAP 19940012	\$ 225,910
Ashburn Run	ZMAP 19940013	\$ 154,485
Ashburn Square	ZMAP 19990015	\$ 86,070
Carter's Grove	ZMAP 19950001	\$ 28,250
Collier Property	ZMAP 19880039	\$ 12,310
Courts of Ashburn	ZMAP 19890039	\$ 55,600
Ridges at Ashburn	ZMAP 19930002	\$ 447,375
Total:		\$1,010,000

This is projected to save \$1,329,750 over the twenty-year financing period for the project.

**Land acquisition was from the Land Acquisition Fund in Prior Allocation (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	**	0	0	0	0	0	0	0	0	**
Professional Services	620	0	0	0	0	0	0	0	0	620
Construction	3,380	0	0	0	0	0	0	0	0	3,380
Furnishings/Equipment	490	0	0	0	0	0	0	0	0	490
TOTAL COST:	4,490	0	0	0	0	0	0	0	0	5,340
Gen. Oblig. Bond	3,005	0	0	0	0	0	0	0	0	1,995
Local Tax Funding	2,335	0	0	0	0	0	0	0	0	2,335
Proffers (C)	0	1,010	0	0	0	0	0	1,010	0	1,010
TOTAL FINANCING:	5,340	1,010	0	0	0	0	0	1,010	0	5,340

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	345	355	365	375	1,440
Debt Service	0	43	417	400	383	370	1,613
TOTAL	0	43	762	755	748	745	3,053

E911/EOC CENTERS

County Project Description:

This project provides for a comprehensive engineering study of existing E911/EOC facilities to develop a long-term capital facility plan for E911/EOC program operations. The study includes a review of current Fire & Rescue administrative office space and training operations as it impacts the current E911 and EOC structures. In addition, the scope of the study will examine the telephone and data infrastructure located on the site to include the Department of Information Technology building.

As a result of the completed study, a plan for the future capital facility development for E911/EOC Centers, Fire & Rescue Administration and Training space, and Department of Information Technology space will be proposed in the FY 07 – FY12 Capital Plan.

The Board of Supervisors approved a study to explore temporary relocation of the EOC Center and Emergency Communications Backup system at the North Street School Administration facility. The School System will be vacating this facility in the third quarter of FY 05 and the School Board has passed a resolution to explore a long-term lease option with the County for use of the facility.

Fund balance from the E-911 Fund is proposed to fund the FY 06 study.

Operating Impact:

No new operating costs will occur during the capital planning period.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	485	0	0	0	0	485	0	485
Construction	0	0	0	0	0	0	0	0	0	0
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	485	0	0	0	0	485	0	485
Local Tax Funding	0	0	0	0	0	0	0	0	0	0
Fund Balance E911	0	0	485	0	0	0	0	485		485
TOTAL FINANCING:	0	0	485	0	0	0	0	485	0	485

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	0	0	0

FIRE STATION RENOVATIONS

County Project Description:

This project proposes the costs to renovate 13 existing fire-rescue stations within the Loudoun County Fire & Rescue Services.

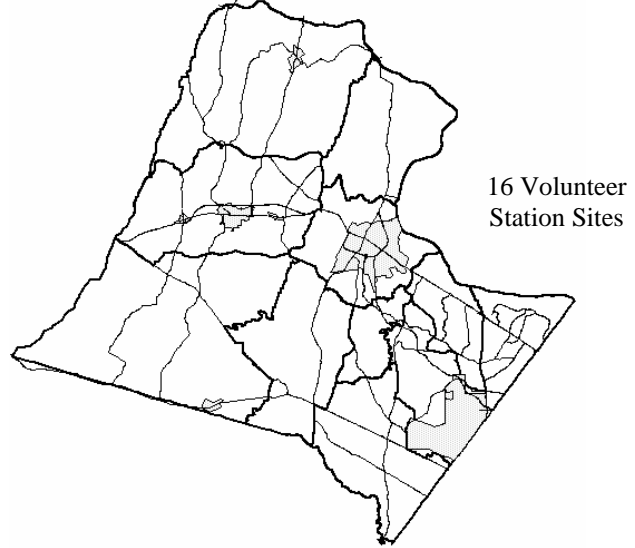
This project takes the FY 01-EMSSTAR Study recommendations and presents a phased approach to renovating the 16 existing volunteer company buildings. It serves as a "place holder" to begin discussions on the potential capital costs to implement the EMSSTAR Study recommendations.

Funds that are proposed in FY 07-10 estimate the potential costs to renovate 128,254 square feet of existing buildings. The renovation cost estimates do not include any exterior renovations that may be required. Exhaust recovery systems are included in the project to address work place health and safety requirements. An engineering study was funded in FY 04 to do a structural assessment of volunteer stations and determine the scope and projected cost of work. That study, to be completed in late FY 05 will provide more accurate cost estimates for the FY 07-10 capital plan.

Construction Costs are only projected for planning purposes. Final construction costs will be set at 35% of schematic design for the station.

FY 06 Renovations:

Pending the review of the complete engineering study and the development of the renovation schedule, health and safety needs at several facilities have been identified for immediate attention in FY 06. A total of \$870,000 in local tax funding is proposed to address these needs.



Referendum Date:

Funding for the project is derived from local tax funding in FY 06 and the issuance of general obligation bonds pending voter approval on the November 2006 referendum.

Operating Impact:

Operating impacts are undetermined. The Board of Supervisors' decisions to implement various options in the EMSSTAR Study will ultimately determine the operating impact to the County's Fire-Rescue system.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	500	0	110	965	1,000	1,040	1,080	4,195	0	4,695
Construction	0	0	760	0	5,450	5,560	5,780	17,550	0	17,550
Furnishings/Equipment	0	0	0	0	100	105	110	315	0	315
TOTAL COST:	500	0	870	965	6,550	6,705	6,970	22,060	0	22,560
Gen. Oblig. Bonds	0	0	0	965	6,550	6,705	6,970	21,190	0	21,190
Local Tax Funding	500	0	870	0	0	0	0	870	0	1,370
TOTAL FINANCING:	500	0	870	965	6,550	6,705	6,970	22,060	0	22,560

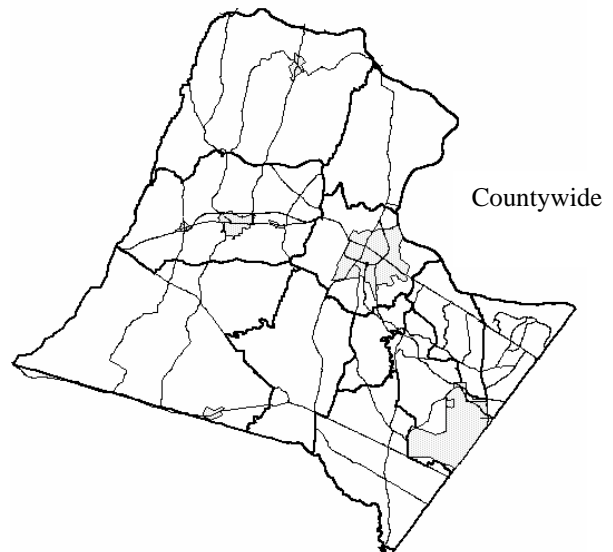
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	175	852	1,520	2,547
TOTAL	0	0	0	175	852	1,520	2,547

FIRE/RESCUE CAPITAL VEHICLES

County Project Description:

This project purchases fire and rescue vehicles for the Department of Fire and Rescue Services and Volunteer Companies through a Master Lease financing program.

The Department of Fire and Rescue Services in consultation with the Volunteer Companies identifies fire and rescue vehicles for purchase or replacement and submits an annual capital vehicle enhancement for funding consideration.



FY 06 Proposed Capital Vehicle Acquisitions:

Fire Pumper, Hamilton Station	\$425,000
Fire Pumper, Neersville Station	425,000
Tanker, Round Hill Station	300,000
Tanker, Leesburg Station	300,000
Rescue Squad, Middleburg Station	500,000
Ambulance, Aldie Station	<u>215,000</u>
	\$2,165,000

The Operating Fund includes an enhancement to fund the capital vehicle depreciation (\$252,425) and maintenance (\$109,750) should these vehicles be approved for funding in FY 06. The proposed operating enhancement that supports these vehicles is \$362,175.

FY 07 – FY 10 Master Lease amounts are projected planning figures for the average amount of capital vehicle enhancements anticipated from the Fire and Rescue System.

Operating Impact:

Operating expenditures include projections for the capital vehicle depreciation and maintenance costs associated with the acquisition of new fire apparatus.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Fire Vehicle Acquisition	0	0	2,165	3,000	3,000	3,000	3,000	14,165	0	14,165
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Furnish./Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	0	0	0	0	0	0	0	0
Lease/Purchase	0	0	2,165	3,000	3,000	3,000	3,000	14,165	0	14,165
TOTAL FINANCING:	0	0	2,165	3,000	3,000	3,000	3,000	14,165	0	14,165

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	362	724	1,086	1,448	1,810	5,430
Debt Service	0	54	485	1,039	1,572	2,082	5,232
TOTAL	0	416	1,209	2,125	3,020	3,892	10,662

KIRKPATRICK FARMS FIRE/RESCUE STATION

County Project Description:

This project constructs a Fire/Rescue Station at an appropriately five-acre zoned site in the Dulles Planning Sub-area in Loudoun County. The project will construct a Fire and Rescue Station of about 13,000 square feet.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

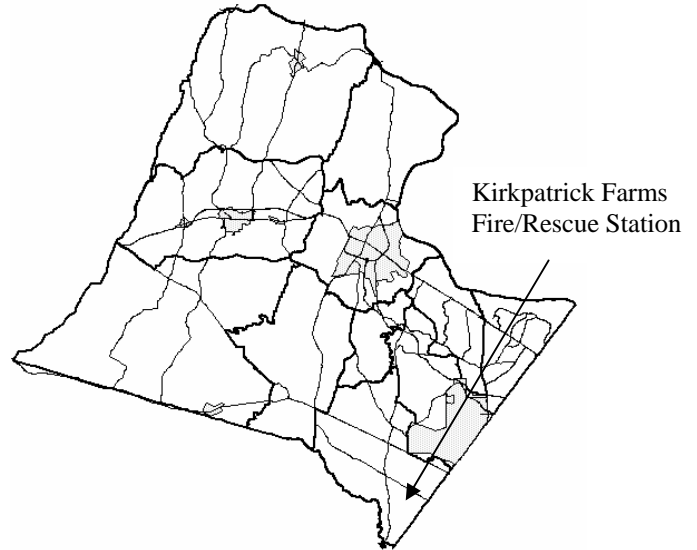
Combined volunteer and career staffing for the fire-rescue station is anticipated with 24-hour, 7-day-a-week pumper and ambulance coverage by career staff.

Referendum Date:

Future Fiscal Year

Operating Impact:

Operating expenditures will not occur during the six-year planning period.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	800	800
Construction	0	0	0	0	0	0	0	0	5,975	5,975
Furnish./Equipment	0	0	0	0	0	0	0	0	1,740	1,740
TOTAL COST:	0	0	0	0	0	0	0	0	8,515	8,515
Gen. Oblig. Bonds	0	0	0	0	0	0	0	0	8,515	8,515
Local Tax Funding	0	0	0	0	0	0	0	0	0	0
TOTAL FINANCING:	0	0	0	0	0	0	0	0	8,515	8,515

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

LANDSLOWNE FIRE/SHERIFF STATION

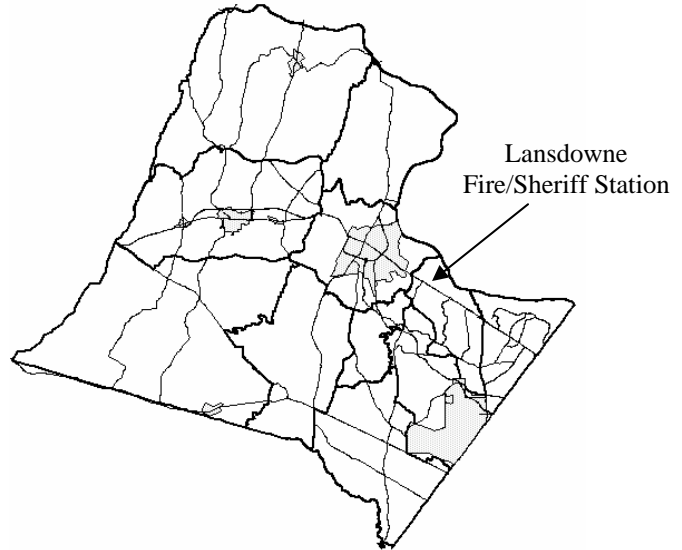
County Project Description:

This project provides construction of a Fire/Sheriff Station at an appropriately zoned four-acre site in the Lansdowne service area. The center will be a combined Fire and Rescue Station and a Sheriff's Office Substation of about 11,145 square feet.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

The law enforcement area will include a deputy workroom. No permanent Sheriff's staff is assigned to this facility.

Combined volunteer and career staffing for the fire-rescue station is anticipated with 24-hour, 7-day-a-week pumper and ambulance coverage by career staff.



Referendum Date:

Funding for the project is derived from the issuance of general obligation bonds approved by the voters on the November 2003 referendum.

Operating Impact:

Operating expenditures will not occur until FY 08 and will be budgeted as a part of the Departments' FY 08 budgets. Annual operating costs are projected at \$2.4 million its first year of operations.

**Land acquisition is scheduled in FY 06 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	**	0	0	0	0	0	0	0
Professional Services	0	500	0	0	0	0	0	500	0	500
Construction	0	0	4,940	0	0	0	0	4,940	0	4,940
Furnishings/Equipment	0	0	1,255	0	0	0	0	1,255	0	1,255
TOTAL COST:	0	500	6,195	0	0	0	0	6,695	0	6,695
Gen. Oblig. Bonds	0	500	4,995	0	0	0	0	5,495	0	5,495
Local Tax Funding	0	0	1,200	0	0	0	0	1,200	0	1,200
Proffers (L)	0	0	**	0	0	0	0	0	0	0
TOTAL FINANCING:	0	500	6,195	0	0	0	0	6,695	0	6,695

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	2,479	2,553	2,630	7,662
Debt Service	0	138	406	754	730	706	2,734
TOTAL	0	138	406	3,233	3,283	3,336	10,396

LEESBURG SOUTH FIRE/RESCUE STATION

County Project Description:

This project constructs a Fire/Rescue Station at an appropriately five-acre zoned site in the Leesburg Planning Sub-area in Loudoun County. The project will construct a Fire and Rescue Station of about 13,000 square feet.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

Combined volunteer and career staffing for the fire-rescue station is anticipated with 24-hour, 7-day-a-week pumper and ambulance coverage by career staff.

Referendum Date:

Future Fiscal Year

Operating Impact:

Operating expenditures will not occur during the six-year planning period.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	800	800
Construction	0	0	0	0	0	0	0	0	5,975	5,975
Furnish./Equipment	0	0	0	0	0	0	0	0	1,740	1,740
TOTAL COST:	0	0	0	0	0	0	0	0	8,515	8,515
Gen. Oblig. Bonds	0	0	0	0	0	0	0	0	8,515	8,515
Local Tax Funding	0	0	0	0	0	0	0	0	0	0
TOTAL FINANCING:	0	0	0	0	0	0	0	0	8,515	8,515

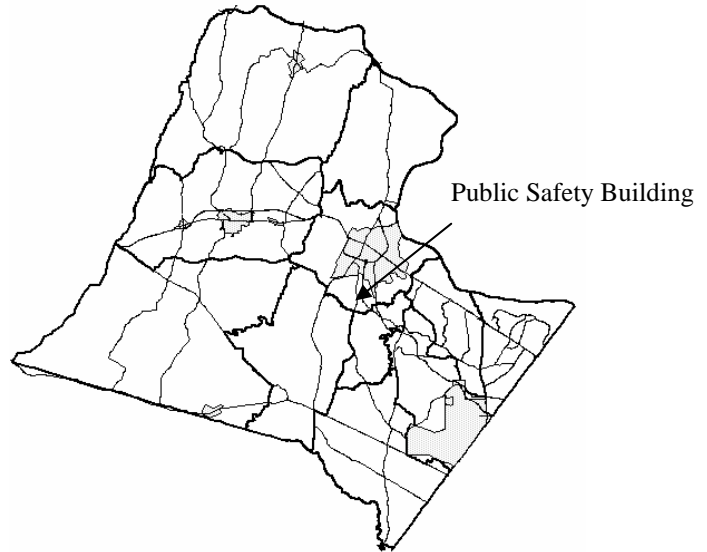
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

PUBLIC SAFETY BUILDING

County Project Description:

This project provides the construction of a new facility at the Government Services Support Center in Leesburg to house the County's law enforcement functions. This facility would replace existing leased facilities that house the County Sheriff's administrative functions.

The Public Safety Building would provide 56,000 square feet of total space at a location near the new Adult Detention Center, which is currently under design.



Amended Capital Plan:

The Adopted FY 04 Capital Plan amended the FY 03 – FY 08 Capital Plan to delay the construction phase of this project by 12 months. The delay reduces operating impacts of the new facility beyond FY 05. The project will be coordinated with the relocation of the Fire and Rescue Burn Building.

The construction delay requires an additional \$1,860,000 in local tax funding in FY 06 to fund the capital project completion.

Operating Impact:

Annual operating costs include personnel, operating, utilities, housekeeping, security, and maintenance costs.

Lease-Purchase Financing:

The principal and interest payments will total \$18,026,500 over 20 years for this project. If the County were to lease comparable administrative office space over a 20-year period, it would cost \$40.8 million. Financing the building saves the County and taxpayers approximately \$22.7 million and provides an owned capital asset at the end of the 20-year period.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	1,485	0	0	0	0	0	0	0	0	1,485
Construction	10,400	0	0	0	0	0	0	0	0	10,400
Furnishings/Equipment	960	0	1,860	0	0	0	0	1,860	0	2,820
TOTAL COST:	12,845	0	1,860	0	0	0	0	1,860	0	14,395
Local Tax Funding	535	0	1,860	0	0	0	0	1,860	0	2,085
Lease/Purchase	12,310	0	0	0	0	0	0	0	0	12,310
TOTAL FINANCING:	12,845	0	1,860	0	0	0	0	1,860	0	14,395

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	1,062	1,094	1,127	1,160	4,443
Debt Service	1,530	1,485	1,439	1,393	1,347	902	8,096
TOTAL	1,530	1,485	2,501	2,487	2,474	2,062	12,539

PURCELLVILLE FIRE/RESCUE STATION

County Project Description:

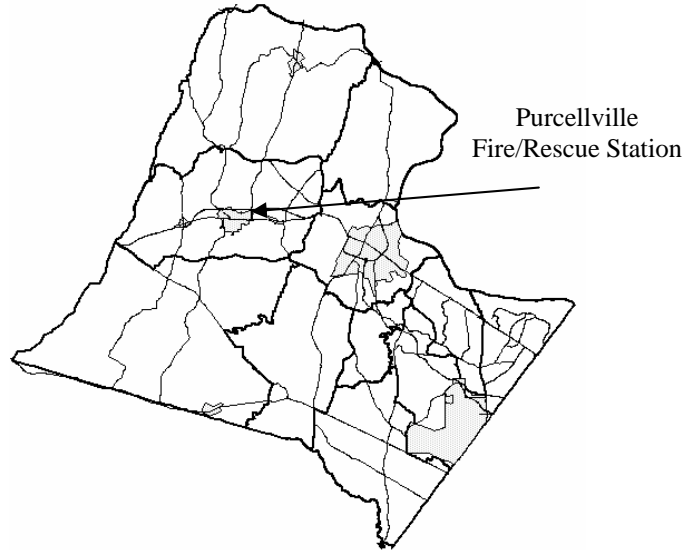
This project provides construction of a Fire/Rescue Station at an appropriately zoned four-acre site in the Purcellville service area. The center will be a combined Fire and Rescue Station of about 23,000 square feet.

The Board of Supervisors appropriated funds in FY 05 to acquire a land site and begin the design for the facility totaling. In addition, funding to make temporary repairs at the existing volunteer stations was appropriated in the interim until the permanent station can be constructed.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

This station will replace Volunteer Stations #2 and #14 in the Purcellville area. Volunteers will provide the staffing and equipment for the new station. The County will construct and own the facility.

The County has also received an unsolicited PPEA proposal for a private firm to construct the facility. This proposal is under review.



Referendum Date:

November 2005

Operating Impact:

Operating expenditures will not occur until FY 08 and will be budgeted as a part of the Volunteer Companies' and Departments FY 08 budgets.

**Land acquisition is scheduled in FY 05 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	**	0	0	0	0	0	0	0	0
Professional Services	0	700	0	0	0	0	0	700	0	700
Construction	0	400	7,500	0	0	0	0	7,900	0	7,900
Furnishings/Equipment	0	0	530	0	0	0	0	530	0	530
TOTAL COST:	0	1,100	8,030	0	0	0	0	9,130	0	9,130
Gen. Oblig. Bonds	0	0	8,030	0	0	0	0	8,030	0	8,030
Local Tax Funding	0	1,100	0	0	0	0	0	1,100	0	1,100
TOTAL FINANCING:	0	1,100	8,030	0	0	0	0	9,130	0	9,130

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	313	872	848	824	2,857
TOTAL	0	0	313	872	848	824	2,857

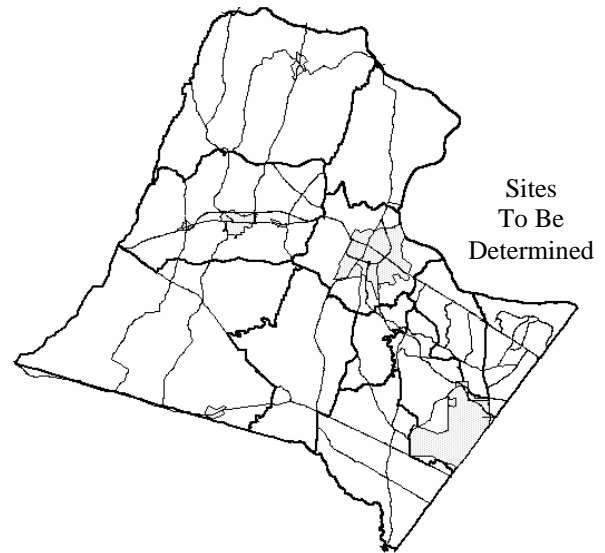
RURAL WATER SUPPLY PHASE II

County Project Description:

This project completes the installation of water tanks and dry hydrants to provide reliable water sources for fire-fighting operations in parts of the County not served by municipal water supply with hydrants.

In FY 01, the Board of Supervisors endorsed the first phase of this initiative. Planning efforts have ensured that priority tank and dry hydrant placements will occur, however, Loudoun's large geographic size will necessitate additional funding to definitively address the on-going challenge of ensuring effective rural water supply. Phase I included the installation of water tanks at Bluemont Community Center, Neersville Fire & Rescue Station and Lincoln Elementary School. Remaining Phase I funds were used to repair existing dry hydrant sites in the County.

This project permits the procurement and installation of three "secondary" priority tanks and six dry hydrants based on planning efforts/ analysis.



Operating Impact:

No new operating impacts are anticipated, however, the tanks and dry hydrants will be budgeted in the Capital Asset Replacement Fund, as replacement is needed.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	5	0	0	0	0	0	5	0	5
Construction	0	220	0	0	0	0	0	220	0	220
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	225	0	0	0	0	0	225	0	225
Local Tax Funding	0	225	0	0	0	0	0	225	0	225
TOTAL FINANCING:	0	225	0	0	0	0	0	225	0	225

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

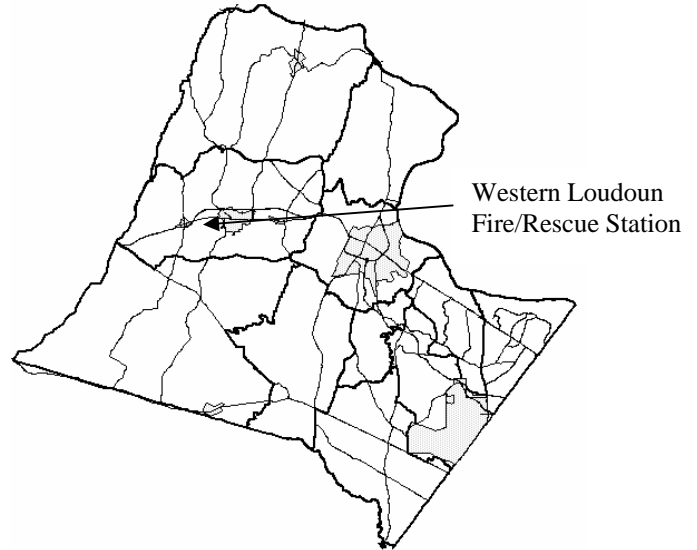
WESTERN LOUDOUN FIRE/RESCUE STATION

County Project Description:

This project constructs a Fire/Rescue Station at an appropriately five-acre zoned site in Western Loudoun. The project will construct a Fire and Rescue Station of about 13,000 square feet. This amends the previously adopted plan to construct a combined Fire/Rescue and Sheriff Station. The amendment reflects Board of Supervisors action to construct a new 23,000 square feet station in Purcellville to replace Volunteer Stations #2 and #14.

The fire-rescue station will include apparatus bays, bunkroom facilities, training/break room, restrooms/showers, food preparation/dining areas, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices and a repair shop.

Combined volunteer and career staffing for the fire-rescue station is anticipated with 24-hour, 7-day-a-week pumper and ambulance coverage by career staff.



Referendum Date:

November 2008

Operating Impact:

Operating expenditures will not occur until FY 11 and will be budgeted as a part of the Departments FY 11 budgets.

**Land acquisition is scheduled in FY 08 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	**	0	0	0	0	0
Professional Services	0	0	0	0	0	665	0	665	0	665
Construction	0	0	0	0	0	0	5,535	5,535	0	5,535
Furnish./Equipment	0	0	0	0	0	0	1,675	1,675	0	1,675
TOTAL COST:	0	0	0	0	0	665	7,210	7,875	0	7,875
Gen. Oblig. Bonds	0	0	0	0	0	665	7,210	7,875	0	7,875
Local Tax Funding	0	0	0	0	**	0	0	0	0	0
TOTAL FINANCING:	0	0	0	0	0	665	7,210	7,875	0	7,875

Net Operating Impact: (\$ in thousands)	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	175	175
TOTAL	0	0	0	0	0	175	175

WESTERN LOUDOUN SHERIFF STATION

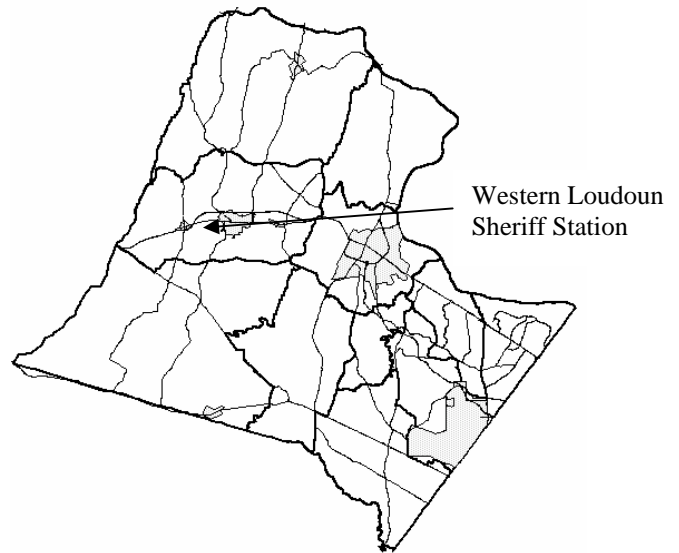
County Project Description:

This project constructs an 18,000 square feet Sheriff Substation on an appropriately five-acre zoned site in Western Loudoun. This project amends the previously planned joint Fire/Rescue/Sheriff Station in Western Loudoun.

The Board of Supervisors took action to construct a new Fire/Rescue Station in Purcellville to replace existing volunteer stations #2 and #14 in FY 05. This action has reduced the scope of the Fire/Rescue/Sheriff Station previously adopted in the FY 05 – FY 10 Capital Plan.

The future needs of the Fire and Rescue Department for a western station are being re-evaluated in light of the development of the new Purcellville Station. The Department is reviewing location options which does not meet the needs of the Sheriff's Office operations. In addition, the Fire/Rescue Station is proposed as a smaller station of approximately 13,000 square feet. The revised Fire/Rescue Station is planned for the FY 09 - FY 10 planning period and can be found on Page 197.

The Sheriff's Office currently leases operating space in the Town of Round Hill which is inadequate to substation operations and does not comply with Americans with Disabilities Act requirements. This project proposes acquiring a site in FY 06, completing design in FY 07, and constructing in FY 08. The Sheriff's Office may need to lease other space in Western Loudoun to meet its service needs until the permanent facility can be completed.



Operating Impact:

Operating expenditures will not occur until FY 09 and will be budgeted as a part of the Departments FY 09 budgets. Annual operating costs are projected at \$2.28 million its first year of operations.

Referendum Date:

November 2006

**Land acquisition is scheduled in FY 06 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	**	0	0	0	0	0	0	0
Professional Services	0	0	0	1,105	0	0	0	1,105	0	1,105
Construction	0	0	0	0	7,680	0	0	7,680	0	7,680
Furnish./Equipment	0	0	0	0	765	0	0	765	0	765
TOTAL COST:	0	0	0	1,105	8,445	0	0	9,550	0	9,550
Gen. Oblig. Bonds	0	0	0	1,105	8,445	0	0	9,550	0	9,550
Local Tax Funding	0	0	**	0	0	0	0	0	0	0
TOTAL FINANCING:	0	0	0	1,105	8,445	0	0	9,550	0	9,550

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	2,280	2,348	4,628
Debt Service	0	0	0	275	1,064	1,034	2,373
TOTAL	0	0	0	275	3,344	3,382	7,001

Health and Welfare

NOTES

EMERGENCY HOMELESS SHELTER

County Project Description:

The Emergency Homeless Shelter will provide temporary housing (up to 89 days) and assist persons to identify more permanent housing. The shelter will provide emergency housing consisting of 45-bed capacity and will have staff available to provide supportive services to the homeless.

The shelter will be approximately 8,900 square feet and reside on two acres of land. The facility will provide eight apartments, each with a bathroom and bed layout to accommodate one family or up to four individuals. The facility will also include a shared living/dinning area, kitchen/food pantry, office spaces, laundry room, indoor/outdoor play area and 2 restrooms. This layout is similar to the current Transitional Facility located in Leesburg with some updated improvements and larger square footage. The desired location will be within 5 to 10 miles of County agencies and public transportation routes are readily available.

Supportive services include: outreach, counseling, housing assistance, employment/training/placement, education, financial counseling and case management services to 8 homeless household/families at a time (approximately 45 persons at any one time). In addition, employment opportunities that are close to the facility is critical to determine the site location.

Operating Impact:

Operating impacts are beyond the six-year capital planning period. The Department of Social Services will develop an operating plan as the project develops.



**Land acquisition is scheduled in FY 08 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	**	0	0	0	0	0
Professional Services	0	0	0	0	0	260	0	260	0	260
Construction	0	0	0	0	0	0	2,160	2,160	0	2,160
Furnishings/Equipment	0	0	0	0	0	0	210	210	0	210
TOTAL COST:	0	0	0	0	0	260	2,370	2,630	0	2,630
Local Tax Funding	0	0	0	0	**	260	2,370	2,630	0	2,630
TOTAL FINANCING:	0	0	0	0	0	260	2,370	2,630	0	2,630

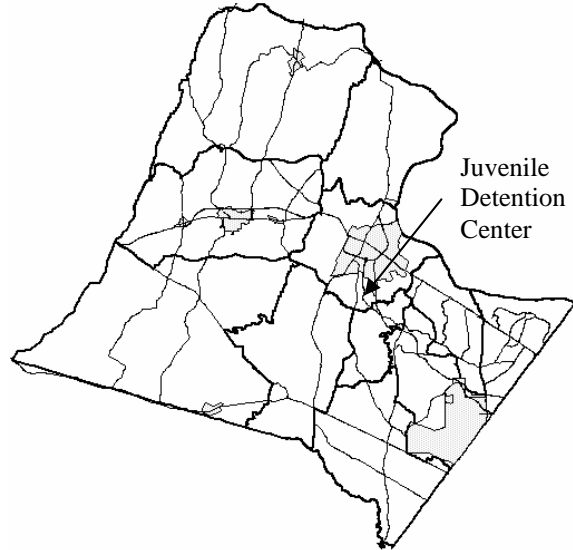
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

JUVENILE DETENTION CENTER EXPANSION

County Project Description:

This project entails the construction of a 21,742 square-foot addition to the County's Juvenile Detention Center. The Juvenile Detention Center (JDC) is a secure residential program for court-ordered juveniles between the ages of 11 and 17 that are waiting court disposition. The existing facility is approximately 15,000 square feet and is certified to house 24 youth by the Virginia Department of Juvenile Justice.

Based on current service trends, 30 additional beds will be needed by FY 09. The expansion would add the 30 beds and the total facility capacity would be 54 juveniles. An architectural study was conducted on the expansion feasibility in FY 02 and it was determined the existing site has the capacity to add the proposed addition.



Operating Impact:

The expansion will require a total of 35.8 new FTEs to staff this facility. The addition's annual operating, security, housekeeping, and maintenance costs will increase the facility operating costs by approximately \$2.4 million. When completed in FY 11 the facility is projected to cost \$3.6 million a year to operate.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	1,215	0	1,215	0	1,215
Construction	0	0	0	0	0	0	8,085	8,085	0	8,085
Furnishings/Equipment	0	0	0	0	0	0	825	825	0	825
TOTAL COST:	0	0	0	0	0	1,215	8,910	10,125	0	10,125
Lease Purchase	0	0	0	0	0	1,215	8,910	10,125	0	10,125
TOTAL FINANCING:	0	0	0	0	0	1,215	8,910	10,125	0	10,125

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	253	253
TOTAL	0	0	0	0	0	253	253

MEDICALLY FRAGILE SUPPORTED LIVING RESIDENCE #1

County Project Description:

The project constructs a 3,500 square foot residence with a 2-car garage and staff office to serve 6 medically fragile clients. Twenty-four hour staffing and assistance in Activities of Daily Living will be provided to these clients whose medical and physical needs exceed services provided in a typical supported living setting. There are programmatic as well as fiscal efficiencies to group them together, and, a congregate living situation is the best solution available at this time.



Operating Impact:

Operating impacts are beyond the six-year capital planning period. The Department of Mental Health, Mental Retardation and Substance Abuse will develop an operating plan.

**Land acquisition is scheduled in FY 08 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	**	0	0	0	0	0
Professional Services	0	0	0	0	0	125	0	125	0	125
Construction	0	0	0	0	0	0	835	835	0	835
Furnishings/Equipment	0	0	0	0	0	0	85	85	0	85
TOTAL COST:	0	0	0	0	0	125	920	1,045	0	1,045
Local Tax Funding	0	0	0	0	**	125	920	1,045	0	1,045
TOTAL FINANCING:	0	0	0	0	0	125	920	1,045	0	1,045

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

MENTAL HEALTH SUPPORTED LIVING RESIDENCE #1

County Project Description:

The project involves the purchase of one 2,500 square foot residence with 2-car garage, to accommodate four clients and a staff office.

Due to historically long waiting lists for residential services, the level of support required to maintain these clients in the community has increased from weekly contact (2-3 times/week) to daily contact (2-3 times/day).

Operating Impact:

Operating impacts are beyond the six-year capital planning period. The Department of Mental Health, Mental Retardation and Substance Abuse will develop an operating plan as the project develops.



**Land acquisition is scheduled in FY 10 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	**	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	545	545	0	545
Furnishings/Equipment	0	0	0	0	0	0	25	25	0	25
TOTAL COST:	0	0	0	0	0	0	570	570	0	570
Proffers (C)	0	0	0	0	0	0	570	570	0	570
TOTAL FINANCING:	0	0	0	0	0	0	570	570	0	570

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

MENTAL HEALTH - TOWNHOUSES

County Project Description:

The Department of Mental Health, Mental Retardation and Substance Abuse will purchase four three-bedroom townhouses to serve 18 Mental Health Supported Living clients in FY 05. There are currently 26 people on the Supported Living waiting list. The department estimates that 15 potential clients are added each year. A dramatic change has occurred in the needs for those on the waiting list. Due to such an historically long wait for Supported Living Services, the level of support services for the population needs from the program has evolved from weekly contact (2-3 times/wk) to daily contact (2-3 times/day).



Proffers:

The purchases would be funded using the following designated cash proffers:

FY 05 Proffers for FY 05 Projects

Northlake	ZMAP 19960011	\$300,000
Loudoun Parkway Center	ZMAP 19900015	165,000
Ryan Park Center	ZMAP 19950010	115,000
Wortman Property	ZMAP 19940003	20,000
		<u>\$600,000</u>

FY 06 Proffers for FY 06 Projects

Belmont Forest	ZCPA 19930006	\$370,000
Toll Road Plaza	ZMAP 19900008	250,000
Ashleigh	ZMAP 19860047	180,000
		<u>\$800,000</u>

Operating Impact:

The annual costs for two-town homes include six FTEs and operating and maintenance costs totaling \$689,695.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Prof. Services	0	0	0	0	0	0	0	0	0	0
Bldg./Construction	480	580	760	0	0	0	0	1,340	0	1,820
Furnishings/Equipment	20	20	40	0	0	0	0	60	0	80
TOTAL COST:	500	600	800	0	0	0	0	1,400	0	1,900
Proffers (Cash)	500	600	800	0	0	0	0	1,400	0	1,900
TOTAL FINANCING:	500	600	800	0	0	0	0	1,400	0	1,900

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	373	768	1,536	1,582	1,629	1,678	7,566
Debt Service	0	0	0	0	0	0	0
TOTAL	373	768	1,536	1,582	1,629	1,678	7,566

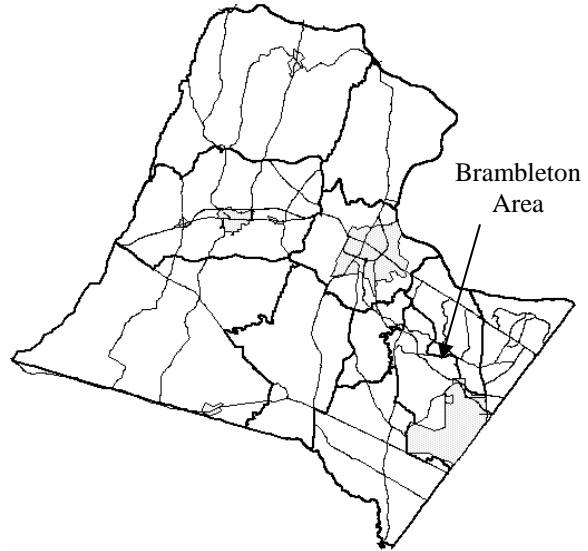
MR SUPPORTED LIVING RESIDENCE - NO. 2

County Project Description:

The project recommends the Board of Supervisors accept a proffered house of approximately 3,500 square foot with a 2-car garage to accommodate six mentally retarded consumers and a staff office.

The Brambleton development has proffered the land site and construction of the facility. In addition the developer proffered \$20,000 toward the furnishings of the home. Staff has met regularly with the developer around the home design and is currently working with the Department of Building & Development to review architectural drawings. The developer has provided a conveyance schedule for the fall of 2004 (FY 05).

The consumers in this congregate residence are among the most fragile and require 24-hour care and the residence will be operated as an Intermediate Care Facility for the Mentally Retarded (ICF/MR).



Operating Impact:

An enhancement in the operating budget for a total of 13.69 FTEs was approved in FY 05 to staff this facility. The operating impact is estimated to be \$767,016 annually. Operating costs will be fully recovered through Medicaid reimbursement. No new local tax funding impacts are proposed with this project.

Proffer:

The Brambleton development has proffered land and construction of the group home.

Proffers

Brambleton	ZMAP19930005	\$695,000 (land, home)
Brambleton	ZMAP19930005	<u>20,000</u> (cash)
		\$715,000

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Proffered Land & Home	0	695	0	0	0	0	0	695	0	695
Furnishings/Equipment	0	20	0	0	0	0	0	20	0	20
TOTAL COST:	0	715	0	0	0	0	0	715	0	715
Local Tax Funding	0	0	0	0	0	0	0	0	0	0
Proffers (I,C)	0	715	0	0	0	0	0	715	0	715
TOTAL FINANCING:	0	715	0	0	0	0	0	715	0	715

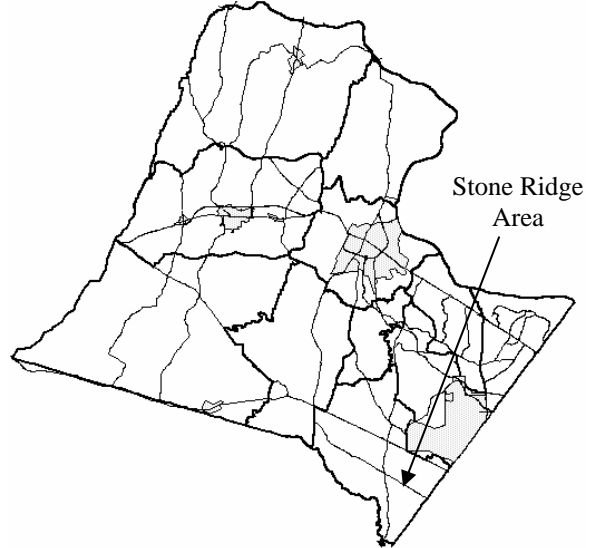
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

MR SUPPORTED LIVING RESIDENCE - NO. 3

County Project Description:

The project recommends the Board of Supervisors accept a proffered house of approximately 3,500 square foot with a 2-car garage to accommodate five mentally retarded consumers and a staff office.

The Stone Ridge development has proffered the land site and construction of the facility. Staff has met regularly with the developer around the home design and is currently working with the Department of Building & Development to review architectural drawings. The developer has provided a conveyance schedule for the fall of 2004 (FY 05).



Operating Impact:

An enhancement was approved in FY 05 included \$269,483 to hire a contract vendor to operate the facility at a nine-month cost. The enhancement also provided for one-time expenditures of \$57,582 to furnish and equip the facility for operations. Operating costs will be partially offset by Medicaid waiver funding and client room and board fees of approximately \$103,589. The net new impacts on local tax funding are estimated to be \$331,000 annually.

Proffer:

The Stone Ridge development has proffered a land site and construction of the group home.

Proffers

Stone Ridge ZMAP19940017 \$715,000
(land, home)

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Proffered Land & Home	0	715	0	0	0	0	0	715	0	715
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	715	0	0	0	0	0	715	0	715
Local Tax Funding	0	20	0	0	0	0	0	20	0	20
Proffers (I)	0	695	0	0	0	0	0	695	0	695
TOTAL FINANCING:	0	715	0	0	0	0	0	715	0	715

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	327	331	340	350	360	370	2,078
Debt Service	0	0	0	0	0	0	0
TOTAL	327	331	340	350	360	370	2,078

SEWER PROJECTS

Rural Planning Area:

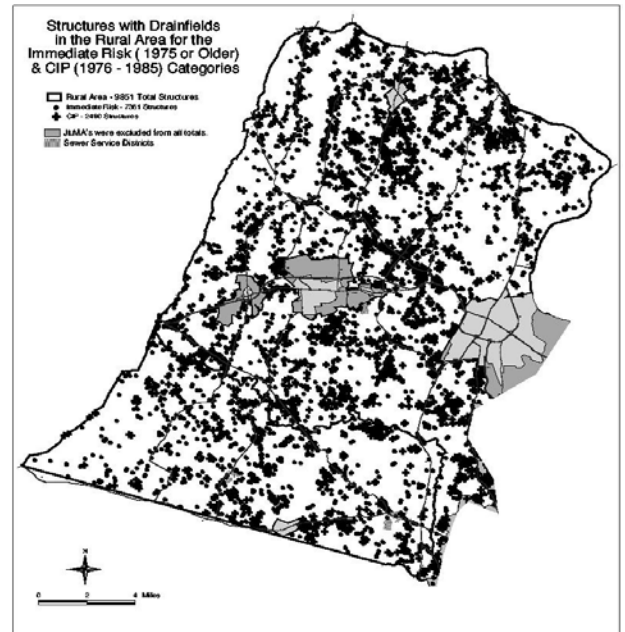
This project establishes a capital line item for the Rural Area Sewer Disposal and Treatment System(s). Some homes, small villages and communities have failing systems, or may be at high risk of having septic system failure, and/or lack indoor plumbing (i.e. outhouses, incomplete indoor plumbing or straight piping of untreated effluent).

The Office of Mapping and Geographic Information Services mapped data shows that septic systems constructed between 1976 and 1985 (2,490) and those constructed before 1975 (7,361) are located in the Rural Policy Area. The date of system construction is one indicator of potential system failure. Those systems constructed between 1976 and 1985 are categorized as in probable need of repair. Those systems constructed prior to 1975 or are 25 years old is considered to be in an “immediate risk” category. Septic systems built in 1975 or earlier will probably need replacement drain fields. Sufficient replacement land may not always be available.

The Health Department tracks sewer system failure rates and in FY 03 the estimated failure rate is .2%. The failure rate is predominant for systems in the immediate risk category. The development of this CIP project is designed to proactively address potential failing systems and/or lack of sewer systems. This analysis is based on macro level data and therefore presents the maximum liability if every system in the “immediate risk” category required repair. The estimated cost of repair per home is \$25,000 based on current on-site septic repair projects. If every system in the “immediate risk” category (based solely on date of construction) required repair, the gross estimated cost could reach \$246,275,000. Depending on household income or community need, financial liability could be borne by the homeowner and/or citizens, and/or combination thereof.

The Comprehensive Plan (Chapter 2), establishes that the County will continue to identify, survey, and quantify areas in need of sewage disposal and water supply system improvement and will work with communities to identify and implement appropriate solutions to include clustered communal systems and/or individual systems.

The solution options for rural area homes may include new on-site septic system, or a small package treatment plant for a village or cluster of houses. Some financing options for the construction of new individual septic systems include a combination of individual homeowner funding, local tax funding and/or low-interest loans through the Department of Environmental Quality Virginia Revolving Loan Fund. The use of Community Development Block Grants (CDBG) may be appropriate when the installation of a treatment plant or clustered system is required. Formal Sewer Policies and Guidelines are currently under development to quantify the real need, actually locate failing septic/sewer systems, detail project schedules, costs, treatment solutions, responsible financial party, and financing options. These policies will be presented to the Board of Supervisors for consideration.



FUNDING:

A minimal local tax-funding amount is proposed as a placeholder during the six-year capital planning period to indicate a local funding option to support sewer infrastructure improvements in the County. Funding options will be developed and presented with the Formal Sewer Policies and Guidelines for the Board of Supervisors consideration.

SEWER PROJECTS

Transition Planning Area:

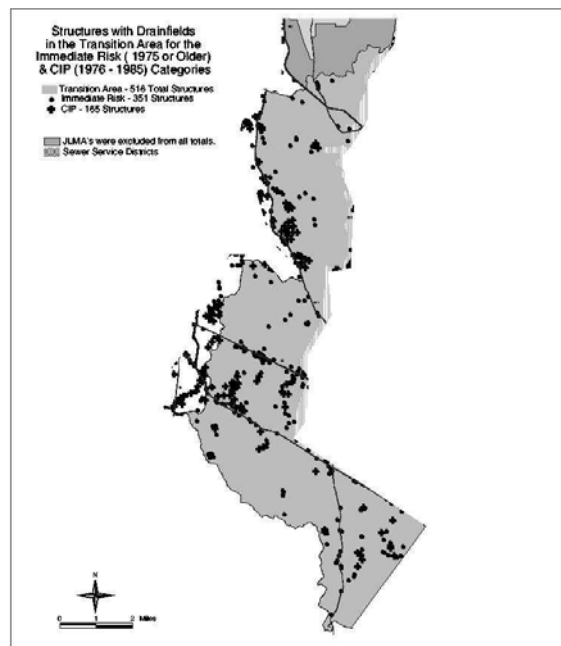
This project establishes a capital line item for the Transition Area Sewer Disposal and Treatment System(s). There are many Loudoun County residents without sanitary sewer service in this area. Some homes, small villages and communities have failing, or may be at high risk of having septic system failure, and/or lack indoor plumbing (i.e. outhouses, incomplete indoor plumbing or straight piping of untreated effluent).

The Office of Mapping and Geographic Information Services mapped data that shows septic systems constructed between 1976 and 1985 (165) and those constructed before 1975 (351) are located in the Transition Policy Area. The date of system construction is one indicator of potential system failure. Those systems constructed between 1976 and 1985 are categorized as “in probable need of repair”. Those systems constructed prior to 1975 or 25 years old are considered to be in an “immediate risk” category. Septic systems built in 1975 or earlier will probably need replacement drain fields. Sufficient replacement land may not always be available.

The Health Department tracks sewer system failure rates and in FY 03 the estimated failure rate is .2%. The failure rate is predominant for systems in the immediate risk category. The development of this CIP project is designed too proactively address potential failing systems, and/or lack of sewer systems versus the past reactive approach. This analysis is based on macro level data and therefore presents the maximum liability if every system in the “immediate risk” category required repair. The estimated cost of repair per home is \$25,000 based on current on-site septic repair projects. If every system in the “immediate risk” category (based solely on date of construction) required repair, the gross estimated cost could reach \$12,900,000. Depending on household income or community need, financial liability could be borne by the homeowner and/or citizens, and/or combination thereof.

The Comprehensive Plan (Chapter 2), establishes that the County will continue to identify, survey, and quantify areas in need of sewage disposal and water supply system improvement and will work with communities to identify and implement appropriate solutions to include clustered communal systems, individual systems, and for some parts of the Transition Policy Area, connecting to central utilities.

The solution options for Transition Area homes may include new on-site septic system, a small package treatment plant for a village or cluster of houses, or central utilities. Some financing options for the construction of a new individual septic system include a combination of individual homeowner funding, Local Tax Funding, low-interest loans through the Department of Environmental Quality Virginia Revolving Loan Fund, and the use of Community Development Block Grants (CDBG) when the installation of a treatment plant or clustered system is required.



Formal Sewer Policies and Guidelines are currently under development to quantify the real need, actually locate failing septic/sewer systems, detail project schedules, costs, treatment solutions, responsible financial party, and financing options. These policies will be presented to the Board of Supervisors for consideration.

FUNDING:

A minimal local tax-funding amount is proposed as a placeholder during the six-year capital planning period to indicate a local funding option to support sewer infrastructure improvements in the County. Funding options will be developed and presented with the Formal Sewer Policies and Guidelines for the Board of Supervisors consideration.

POLICY:

The Board of Supervisors passed a resolution in January 2004 to review the General Plan policy regarding water and sewer infrastructure improvements in the Transition Policy Area. That review will influence solutions for failing systems in this policy area.

SEWER PROJECTS

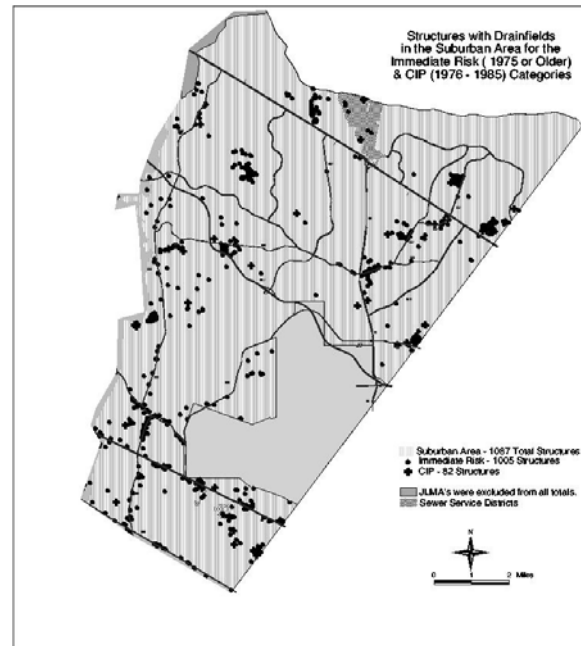
Suburban Planning Area:

This project establishes a capital project for the Suburban Area Sewer Disposal and Treatment System(s). There are many Loudoun County residents without sanitary sewer service. Also, some existing homeowners may have failing, or be at high risk of having septic system failure, and/or be completely lacking indoor plumbing (i.e. outhouses, incomplete indoor plumbing or straight piping of untreated effluent).

The Office of Mapping and Geographic Information Services mapped data that shows septic systems constructed between 1976 and 1985 (82) and those constructed before 1975 (1005) are located in the Suburban Policy Area. The date of system construction is one indicator of potential system failure. Those systems constructed between 1976 and 1985 are categorized as “in probable need of repair”. Those systems constructed prior to 1975 or 25 years old are considered to be in an “immediate risk” category. Septic systems built in 1975 or earlier will probably need replacement drain fields. Sufficient replacement land may not always be available.

The Health Department tracks sewer system failure rates and in FY 03 the estimated failure rate is .2%. The failure rate is predominant for systems in the immediate risk category. The development of this CIP project is designed too proactively address potential failing systems, and/or lack of sewer systems versus the past reactive approach. This analysis is based on macro level data and therefore presents the maximum liability if every system in the “immediate risk” category required repair. The estimated cost of repair per home is \$15,000 based on current on-site septic repair projects. If every system in the “immediate risk” category (based solely on date of construction) required repair, the gross estimated cost could reach \$16,305,000. Depending on household income or community need, financial liability could be borne by the homeowner and/or citizens, and/or combination thereof.

The Comprehensive Plan (Chapter 2), establishes that the County will continue to identify, survey, and quantify areas in need of sewage disposal and water supply system improvement and will work with communities to identify and implement appropriate solutions. The solution options for Suburban Area homes include connection to central utilities. Some financing options for the construction of a new systems include a combination of individual homeowner funding, Local Tax Funding, low-interest loans through the Department of Environmental Quality Virginia Revolving Loan Fund, and the use of Community Development Block Grants (CDBG). Formal Sewer Policies and Guidelines are currently under development to quantify the real need, actually locate failing septic/sewer systems, detail project schedules, costs, treatment solutions, responsible financial party, and financing options. These policies will be presented to the Board of Supervisors for consideration.



FUNDING:

A minimal local tax-funding amount is proposed as a placeholder during the six-year capital planning period to indicate a local funding option to support sewer infrastructure improvements in the County. Funding options will be developed and presented with the Formal Sewer Policies and Guidelines for the Board of Supervisors consideration.

SEWER PROJECTS

County Project Description:

This project establishes a capital project for the rehabilitation of homes which lack complete indoor plumbing facilities, either due to a lack of operable household plumbing facilities, or a lack of sewage treatment capability. According to the 2000 U.S. Census, there are 414 households who lack complete kitchen/plumbing facilities. These households earn minimal income and are considered low-income and will require financial assistance.

The estimated cost to rehabilitate each home is \$50,000 based on current indoor plumbing and rehabilitation projects. Therefore, the total estimated project cost could reach \$20,700,000. Pursuant to the Comprehensive Plan (Chapter 2), the County will pursue funding sources to rehabilitate homes that currently lack adequate indoor plumbing. Sources of funding include individual homeowner funding and the Community Development Block Grant when the reconstruction or rehabilitation of a home is also required. Also, Department of Environmental Quality Virginia Revolving Loan Fund is available to assist with the sewer treatment component. Please note, Formal Sewer Policies and Guidelines are currently under development to further define actual numbers, locations of the failing septic/sewer service needs, detailed project schedules, costs, treatment solutions and financing options. These policies will be presented to the Board of Supervisors for consideration.

FUNDING:

A minimal local tax-funding amount is proposed as a placeholder during the six-year capital planning period to indicate a local funding option to support sewer infrastructure improvements in the County. Funding options will be developed and presented with the Formal Sewer Policies and Guidelines for the Board of Supervisors consideration.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	250	250	250	250	1,000	0	1,000
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	0	250	250	250	250	1,000	0	1,000
Local Tax Funding	0	0	0	250	250	250	250	1,000	0	1,000
TOTAL FINANCING:	0	0	0	250	250	250	250	1,000	0	1,000

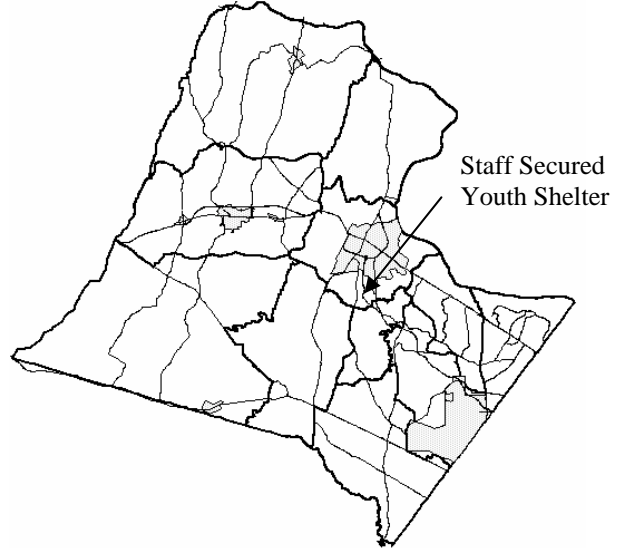
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

STAFF SECURED YOUTH SHELTER

County Project Description:

This project will construct a staff secured youth shelter of approximately 8,000 square feet and a Juvenile Assessment Center of approximately 4,000 square feet on a four-acre site. The staff secured youth shelter will be a 12-bed licensed staff secured youth shelter.

This Residential Program will supplement the County's existing 12-bed Youth Shelter and serve Juvenile and Domestic Relations Court appointed juveniles ages 11-17. This residence will relieve the growing court-ordered juvenile population using the current Youth Shelter beds. Service trends indicate the Courts averaged using 98% of the Youth Shelter beds in a given year.



Operating Impact:

A total of 22.00 FTEs would staff this facility. The total operating impact is estimated to be \$1.3 million annually. The Department of Social Services may propose this facility be operated by a contract vendor in FY 09. The contract option is estimated to cost \$1.3 million annually.

**Land acquisition is scheduled in FY 06 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	**	0	0	0	0	0	0	0
Professional Services	0	0	0	415	0	0	0	415	0	415
Construction	0	0	0	0	2,860	0	0	2,860	0	2,860
Furnishings/Equipment	0	0	0	0	285	0	0	285	0	285
TOTAL COST:	0	0	0	415	3,145	0	0	3,560	0	3,560
Local Tax Funding	0	0	**	415	3,145	0	0	3,560	0	3,560
TOTAL FINANCING:	0	0	0	415	3,145	0	0	3,560	0	3,560

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	1,300	1,340	2,640
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	1,300	1,340	2,640

TRANSITIONAL HOMELESS SHELTER

County Project Description:

The Transitional Homeless Shelter will provide long-term (up to 2 years) emergency shelter needs for individuals and families. The shelter will provide transitional housing consisting of 45-bed capacity and will have staff available to provide supportive services to the homeless. These supportive services include: outreach, eligibility determination, housing assistance, child care subsidies, transportation assistance, counseling, employment placement, education, financial counseling and case management services to eight homeless household/families at a time (approximately 45 persons at any one time).

The facility size will be approximately 8,900 square feet of interior space and reside on 2-acres of land. Within the facility will be 8 apartments, each with a bathroom and bed layout to accommodate one family or up to 4 individuals. The facility will also include a shared living/dinning area, kitchen/food pantry, office spaces, laundry room, indoor/outdoor play area and 2 restrooms. This layout is similar to the current Transitional Facility located in Leesburg with some updated improvements and larger square footage. The desired location will be within 5 to 10 miles of County agencies and where public transportation routes are readily available. In addition employment opportunities that are close to the facility is critical to determine the site location.



Operating Impact:

Operating impacts are beyond the six-year capital planning period. The Department of Social Services will develop an operating plan as the project develops.

**Land acquisition is scheduled in FY 08 from the Land Acquisition Fund (Page 157).

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	**	0	0	0	0	0
Professional Services	0	0	0	0	0	105	0	105	0	105
Construction	0	0	0	0	0	0	2,040	2,040	0	2,040
Furnishings/Equipment	0	0	0	0	0	0	205	205	0	205
TOTAL COST:	0	0	0	0	0	105	2,245	2,350	0	2,350
Local Tax Funding	0	0	0	0	**	105	2,245	2,350	0	2,350
TOTAL FINANCING:	0	0	0	0	0	105	2,245	2,350	0	2,350

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

NOTES

Parks, Recreation and Culture

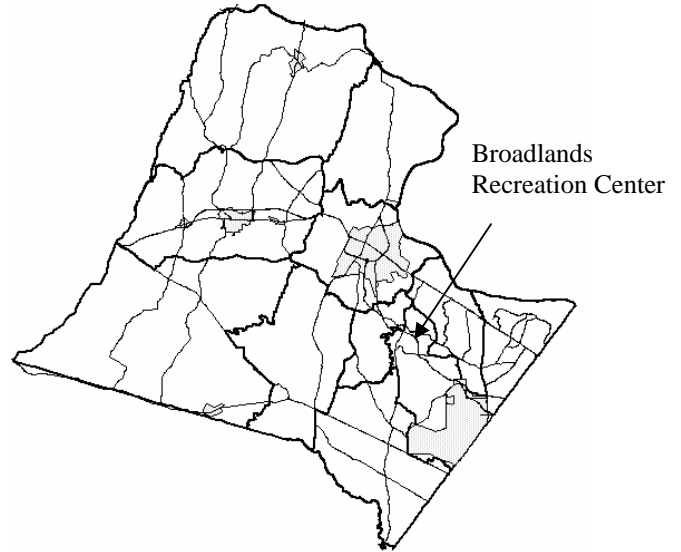
NOTES

BROADLANDS RECREATION CENTER

County Project Description:

This project constructs a 75,000 SF recreation center on a County-owned 15.94 acre parcel located on the east side of Belmont Ridge Road (Rt. 659) approximately 1/4 mile north of Truro Parish Drive. This project was previously approved as a 25,000 SF facility slated for design in FY 05 and construction in FY 06. Since then, the Board of Supervisors adopted a new standard of 75,000 SF for recreation centers.

This project builds a facility that includes a minimum 12,000 SF of building space for community programs serving pre-school and daycare needs, multipurpose meeting rooms and classrooms to serve all ages and abilities. Recreation and fitness areas would comprise a minimum 28,000 SF and include a gymnasium, fitness, and multipurpose rooms. An aquatic center of 35,000 SF would house a 37.5-meter x 25-yard lap pool, leisure pool, and associated locker rooms and support space. A minimum of 600 parking spaces is required.



Public-Private Education Act Proposal:

An unsolicited Private-Public Education Act proposal has been submitted to the County that requests the County consider a public-private partnership is entered into for the construction of a YMCA on the 15.94 acre land site designated for this project. The proposal is under review and the Board of Supervisors directed County staff to review the proposal. A final decision on whether the County will construct this facility or accept the Public-Private Education Act proposal will occur in FY 05-FY 06.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	320	0	0	0	0	0	0	0	0	320
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	320	0	0	0	0	0	0	0	0	320
Gen. Oblig. Bonds	0	0	0	0	0	0	0	0	0	0
Proffers (L)	320	0	0	0	0	0	0	0	0	320
TOTAL FINANCING:	320	0	0	0	0	0	0	0	0	320

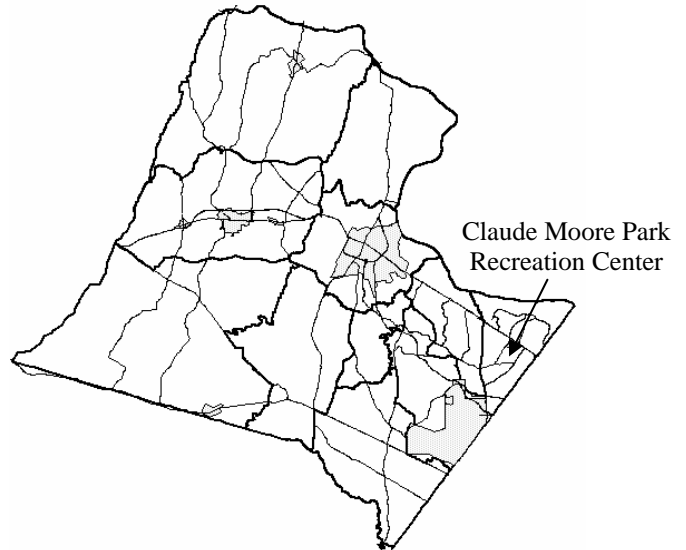
Net Operating Impact: (\$ in thousands)	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

CLAUDE MOORE PARK RECREATION CENTER

County Project Description:

This project constructs a 91,000 square-foot recreation center in eastern Loudoun County in two construction phases. The center will be constructed in the County's eastern regional park, Claude Moore Park. The center will include indoor recreation, gymnasium, and an aquatic facility including leisure and lap pools.

Phase 1 Construction of an 84,000 square feet recreation center began in FY 05. Funding for Phase 1 is a combination of voter-approved general obligation bonds from the November 2001 referendum and cash proffers. A 9,000 square feet addition is planned for Phase 2 to replace the Sterling Annex Community Center.



Operating Impact:

Staffing for the facility is projected at 30.49 FTEs. The projected operating costs for this facility are projected at \$2.6 million annually. The Department of Parks, Recreation and Community Services' adopted fee schedule for this facility generates revenues to cover 100% of the facility's operating impacts.

The adopted capital plan designated the use of \$4,235,000 in cash proffers to construct a 9,000 square feet addition to the recreation center to replace the community center space at the Sterling Annex Community Center. Phase 1 construction bids required the use of approximately \$2.2 million of these proffers to fund the Phase 1 construction phase. The Board of Supervisors also designated \$1.8 million of FY 04 Fund Balance to fund a larger competition pool in the Recreation Center which will delay the Phase 1 construction phase by approximately 6-months. The balance of funds required to complete Phase 2 will come from the sale of the Sterling Annex Community Center. The use of the proffers is subject to Zoning Administrator review and determination.

Ashburn Village	ZCPA19930002	\$ 631	Beard	ZMAP19910007	\$ 26,754
Ashburn Center	ZMAP19910001	1,027,306	Church Rd. Mews	ZMAP 19890013	20,691
Brockman	ZMAP19980012	63,366	Dominion Station	ZCPA19930005	12,091
Cascades	ZMAP19860051	102,916	Dominion Station	ZCPA19930006	32,539
Cascades-Lowes Is.	ZMAP19990009	254,250	Dulles Twn. Ctr.	ZMAP19900014	381,053
Loudoun Village	ZMAP19900022	544,508	Groveswood	ZMAP19910010	180,987
Potomac Lakes	ZMAP19860013	2,684	Guilford Crossing	ZMAP19990017	89,238
Potomac Lakes	ZCPA19960004	222,522	Lewis Property	ZMAP19930007	39,047
Richland Forest	ZMAP19940014	56,259	Oakgrove	ZMAP19980006	455,724
Rt. 7 Partners	ZMAP19950013	5,508	Old Sterling Gables	ZCPA19920010	3,685
South Bank	ZMAP19950007	133,784	Peace Plantation	ZMAP19930003	280,100
Steinberg Lorey	ZMAP19980013	197,245			
Thompson	ZMAP 19960002	102,112			
				Total:	\$4,235,000

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	1,204	0	0	0	0	0	0	0	0	1,204
Construction	15,255	6,035	0	0	0	0	0	6,035	0	21,290
Furnishings/Equipment	1,045	0	0	0	0	0	0	0	0	1,045
TOTAL COST:	17,504	6,035	0	0	0	0	0	6,035	0	23,539
Gen. Oblig. Bonds	17,000	0	0	0	0	0	0	0	0	17,000
Local Tax Funding	180	1,800	0	0	0	0	0	1,800	0	1,980
Proffers (Cash)	324	4,235	0	0	0	0	0	4,235	0	4,559
TOTAL FINANCING:	17,504	6,035	0	0	0	0	0	6,035	0	23,539

Net Operating Impact: (\$ in thousands)	Adopted FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	50	492	907	880	853	831	4,013
TOTAL	50	492	907	880	853	831	4,013

COMMUNITY CENTER RENOVATIONS

County Project Description:

Bluemont Community Center (FY 08)

This project renovates the existing 5,472 SF Bluemont Community Center. This surplus school building was constructed in the 1920s and later adapted as a community center. Compliance with current codes and Federal mandates, maintenance, and programmatic requirements drive the need for renovation and expansion of the facility.

Lucketts Community Center (FY 08)

This project renovates the existing Lucketts Community Center. The Lucketts School was built in 1912, reconstructed in 1916 after a fire, and declared surplus by the school district. Compliance with current codes and Federal mandates, maintenance, and programmatic requirements drive the need for renovation and expansion of the facility.

Sterling Community Center (FY 08)

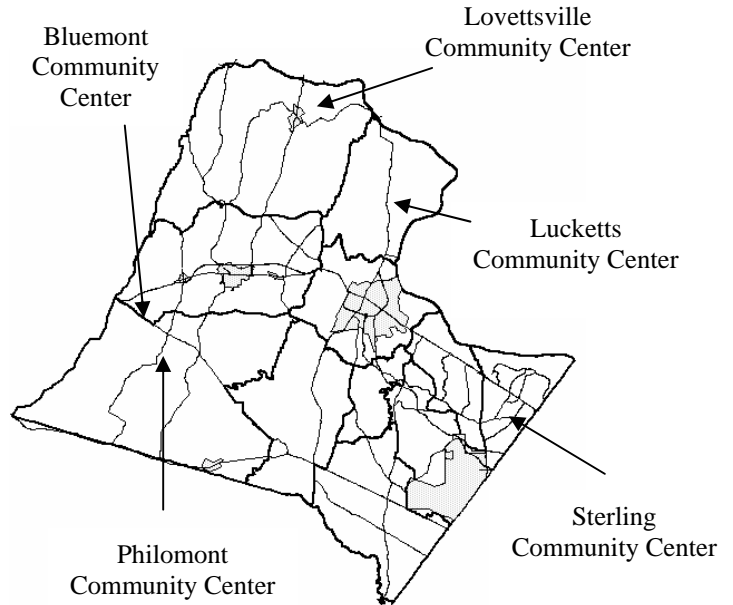
This project renovates the existing 11,545 SF Sterling Community Center. Compliance with current codes and Federal mandates, maintenance, and programmatic requirements drive the need for renovation and expansion of the facility.

Lovettsville Community Center (FY 09)

This project renovates the existing Lovettsville Community Center. This 10,422 SF surplus school building was adapted as a community center. Compliance with current codes and Federal mandates, maintenance, and programmatic requirements drive the need for renovation and expansion of the facility.

Philomont Community Center (FY 09)

This project renovates the existing 4,000 SF Philomont Community Center. Compliance with current codes and Federal mandates, maintenance, and programmatic requirements drive the need for renovation and possible expansion of the facility.



Scope of Work:

Needs include ADA accessibility, updating all systems for maintenance and code compliance (i.e. electrical, plumbing, fire suppression, security, IT), repair or replace interior and exterior finishes and other cosmetic improvements. All project scopes begin with a full facility and programmatic assessment to determine the final work scope. Increasing population and increased demand for services may require the need for expanding the buildings to increase capacity.

Referendum Date:

Funding for project is derived from a combination of local tax funding and the issuance of general obligation bonds pending voter approval on referendums in November 2007 and 2008.

Operating Impact:

The Department of Parks, Recreation and Community Services projects a loss of operating revenues at the five centers during the renovation process. Operational impacts will be assessed prior to the renovation phase.

CAPITAL (\$ in thousands)	Prior Alloc.	Proposed FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	1,165	815	0	1,980	0	1,980
Construction	0	0	0	0	0	7,775	5,435	13,210	0	13,210
Furnishings/Equipment	0	0	0	0	0	775	545	1,320	0	1,320
TOTAL COST:	0	0	0	0	1,165	9,365	5,980	16,510	0	16,510
Gen. Oblig. Bonds	0	0	0	0	1,165	9,365	0	16,510	0	16,510
Local Tax Funding	0	0	0	0	0	0	0	0	0	0
Fund Balance (CIP)	0	0	0	0	0	0	0	0	0	0
TOTAL FINANCING:	0	0	0	0	1,165	9,365	5,980	16,510	0	16,510

Net Operating Impact: (\$ in thousands)	Proposed FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	150	944	1,094
TOTAL	0	0	0	0	150	944	1,094

DULLES SOUTH LIBRARY

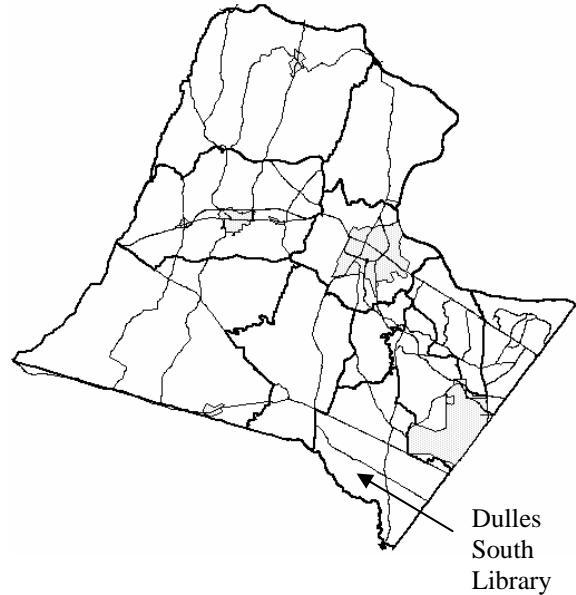
County Project Description:

This project provides for a community library facility on a site in the Dulles South Area.

A proffered site of 7.2 acres is available in the Stone Ridge development suitable for the Library site. The Library would serve the South Riding and Stone Ridge residential development and the Dulles South Planning subarea.

The Board of Supervisors directed Library Services staff to explore a private-public partnership with the Stone Ridge developer to develop a 40,000 square feet facility in an office complex being designed in the development. The Library is planned to have 80,000 books in its circulation collection. The proposed office condominium may replace the proffered land site as part of a zoning concept plan amendment submitted by the Stone Ridge developer.

The status of the private-public partnership will be presented to the Board of Supervisors for consideration during the FY 06 budget deliberation process.



Referendum Date:

Funding for the project is derived from the issuance of general obligation bonds pending voter approval on the November 2006 referendum.

Operating Impact:

The facility operating impact is projected to be \$4.2 million in FY 09.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	2,000	0	0	0	2,000	0	2,000
Furnishings/Equipment	0	0	0	2,000	0	0	0	2,000	0	2,000
TOTAL COST:	0	0	0	4,000	0	0	0	4,000	0	4,000
Gen. Oblig. Bonds	0	0	0	4,000	0	0	0	4,000	0	4,000
Proffers, Land	0	0	0	0	0	0	0	0	0	0
TOTAL FINANCING:	0	0	0	4,000	0	0	0	4,000	0	4,000

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	4,225	4,350	8,575
Debt Service	0	0	175	394	384	374	1,327
TOTAL	0	0	175	394	4,609	4,724	9,902

DULLES SOUTH MULTI-PURPOSE CENTER

County Project Description:

This project will provide community center program space with Phase 1 construction totaling 23,900 square feet for a new Dulles South Multi-Purpose Center to replace the aging 15,225 SF Arcola Community Center building. At complete build-out, a 91,000 square feet community/recreation center building will be located on existing County-owned land within Area 6 of the South Riding community.

The program space necessary to replace the existing Arcola Community Center will include classroom space, gym, preschool program space, Senior Cafe, community center administration and support space. A minimum of 600 parking spaces is required.

The future recreation center components includes approximately 67,100 square feet of building space for community programs, pre-school, daycare, multipurpose meeting rooms and classrooms. The Phase 2 addition will include recreation and fitness areas, a gymnasium, multipurpose rooms, and an aquatic center.



Dulles South
Multi-Purpose
Center

Referendum Date:

Funding for the Phase 1 project is derived from the issuance of general obligation bonds approved by voters on the November 2005 referendum. Funding for the Phase 2 project is beyond the six-year planning period.

Operating Impact:

The Department of Parks, Recreation and Community Services' adopted fee schedule for this facility generates revenues to cover 100% of the facility's operating impacts.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	1,200	0	0	0	0	0	1,200	0	1,200
Construction	0	7,200	0	0	0	0	0	7,200	0	7,200
Furnishings/Equipment	0	935	0	0	0	0	0	935	0	935
TOTAL COST:	0	9,335	0	0	0	0	0	9,335	0	9,335
Gen. Oblig. Bonds	0	9,000	0	0	0	0	0	9,000	0	9,000
Local Tax Funding	0	335	0	0	0	0	0	335	0	335
TOTAL FINANCING:	0	9,335	0	0	0	0	0	9,335	0	9,335

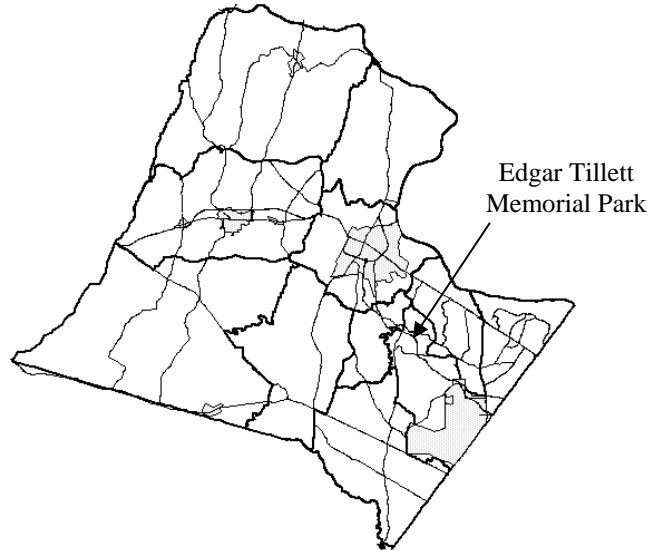
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	300	966	1,085	1,051	1,017	4,419
TOTAL	0	300	966	1,085	1,051	1,017	4,419

EDGAR TILLET MEMORIAL PARK

County Project Description:

Dedication of this developer proffered and constructed park on a 51.5 acre proffered site to the County is projected in FY 05. The park is intended for active recreation and located east of Belmont Ridge Road and is contained in Section 22 of the Broadlands development community. The park consists of the following: two baseball fields, two Little League/softball fields, two soccer fields, a playground, and a parking lot. Design and construction of these facilities took place in FY 00 through developer contributions.

In the adopted FY 01 fiscal plan, cash proffers were appropriated in the amount of \$415,000 to light the baseball/softball fields. In the adopted FY 02 fiscal plan, cash proffers were appropriated in the amount of \$275,000 for construction of a restroom/vending facility. Both projects were delayed pending resolution of access to the park. An agreement has been worked out and this work should begin when the park is conveyed to the County in FY 05.

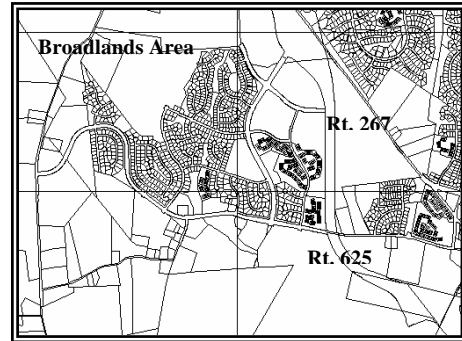


Proffer Funding:

The Department of Parks, Recreation and Community Services is requesting an additional \$1,500,000 in cash proffers to complete the park. The additional revenues will complete two additional lighted and irrigated ballfields, parking facilities, walkways, and ADA trail amenities.

The following cash proffers are designated for this project pending the Zoning Administrator's final determination:

Belmont	ZMAP19960003	\$ 272,043
Belmont Forest	ZCPA19930006	659,818
Belmont Glen	RZPA19990001	42,347
Loudoun Pkwy. Ctr.	ZMAP19900016	350,277
Ryan Park Center	ZMAP19950010	18,199
Trask	ZMAP19990024	142,648
Warner	ZCPA19920001	6,442
Waxpool Village	ZMAP19960013	8,226
Total:		\$1,500,000



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	1,090	0	0	0	0	0	0	0	0	1,090
Professional Services	124	150	0	0	0	0	0	150	0	274
Construction	2,288	1,350	0	0	0	0	0	1,350	0	3,638
Furnishings/Equipment	118	0	0	0	0	0	0	0	0	118
TOTAL COST:	3,620	1,500	0	0	0	0	0	1,500	0	5,120
Local Tax Funding	105	0	0	0	0	0	0	0	0	105
Proffers (Cash)	690	1,500	0	0	0	0	0	1,500	0	2,190
Proffers (In-Kind)	1,735	0	0	0	0	0	0	0	0	1,735
Proffers (Land)	1,090	0	0	0	0	0	0	0	0	1,090
TOTAL FINANCING:	3,620	1,500	0	0	0	0	0	1,500	0	5,120

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	75	77	79	81	83	395
Debt Service	0	0	0	0	0	0	0
TOTAL	0	75	77	79	81	83	395

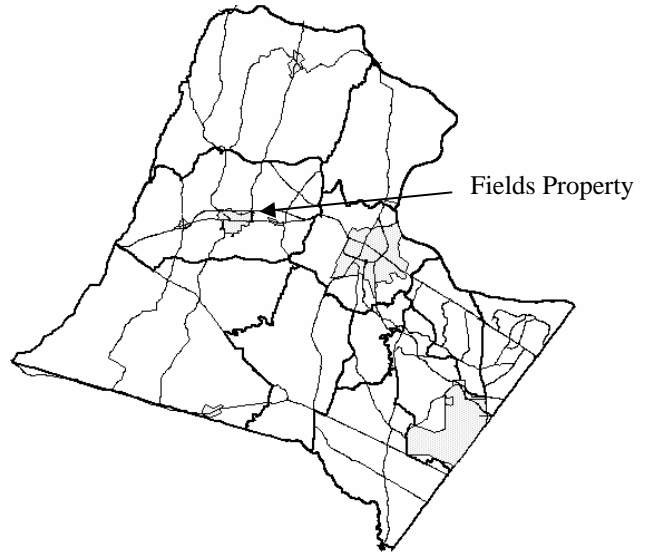
FIELDS PROPERTY MASTER PLAN

County Project Description:

This project consists of master planning the County-owned Fields Property north of the Purcellville town limits.

Citizen and Town of Purcellville input at the time of master planning will assist the Department of Parks, Recreation and Community Services define amenities at the property.

Currently, the Loudoun County Public School Board is evaluating the property as a potential site for HS-3 Western Loudoun High School scheduled for construction in FY 06.



Operating Impact:

There are no operating impacts during the master plan phase of this project.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	310	0	0	0	0	310	0	310
Construction	0	0	0	0	0	0	0	0	0	0
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	310	0	0	0	0	310	0	310
Gen. Oblig. Bonds	0	0	0	0	0	0	0	0	0	0
Local Tax Funding	0	0	310	0	0	0	0	310	0	310
TOTAL FINANCING:	0	0	310	0	0	0	0	310	0	310

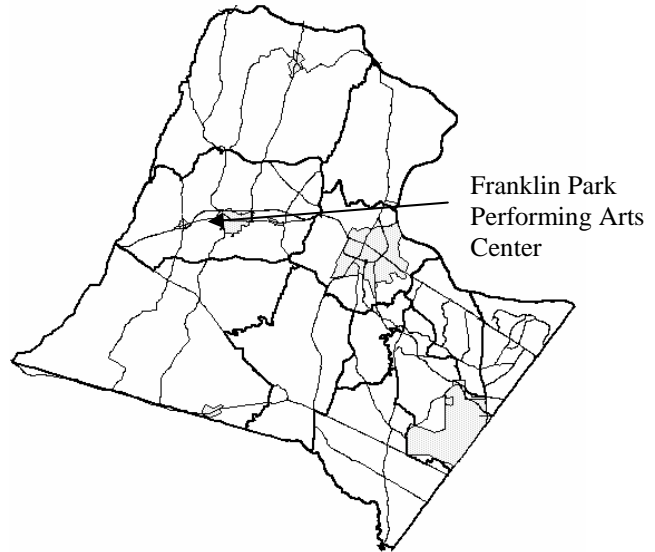
Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

FRANKLIN PARK PERFORMING ARTS CENTER

County Project Description:

The Performing Arts Center at Franklin Park is a grass roots project of community organizations rebuilding barns located at the County's western regional park to serve as a cultural and performing arts center.

The barn structure shell and interior timber framing have been completed and riser structures installed for theater seating. Final construction documents are required for complete interior electrical and mechanical systems, finishes, seating, theater equipment and staff office spaces. The Board of Supervisors has provided \$300,350 in local tax funding toward the project. The Board also provided \$200,000 in TOT funding to The Barns, Inc., toward construction of the barn roof. Insurance proceeds of \$223,543 were also applied to the project from an insurance settlement when the original barn structure burned down in FY 98. An independent cost estimate was conducted in February 2004 indicating an additional \$1.4 million in funding is needed to complete the Performing Arts Center.



The Board of Supervisors adopted \$1.4 million in general obligation bond financing for FY 06 to complete the project. Voters approved the general obligation bond financing on the November 2004 Referendum.

Operating Impact:

The Board of Supervisors approved 6.6 FTEs to staff the Performing Arts Center and it opened using existing community structures in western Loudoun in FY 00. Currently, the Performing Arts Center has an operational budget of \$345,000 and projected revenue of \$195,000 in FY 05. A Technical Director position (1.0 FTE) is proposed in FY 06 for this facility.

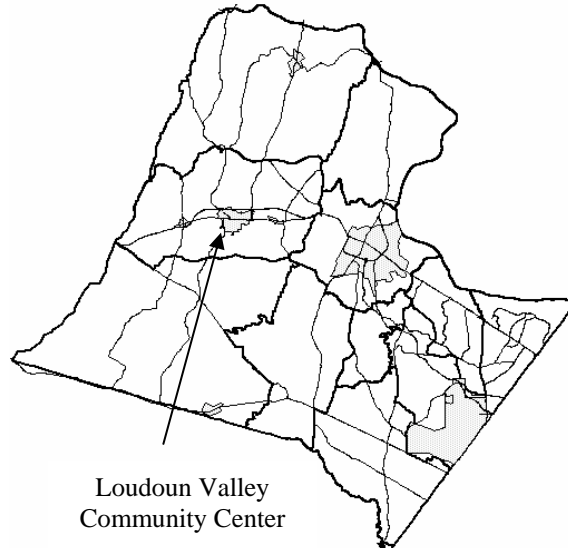
CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	0	0	0	0	0	0	0	0
Construction	0	0	1,400	0	0	0	0	1,400	0	1,400
Furnishings/Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	1,400	0	0	0	0	1,400	0	1,400
Gen. Oblig. Bonds	0	0	1,400	0	0	0	0	1,400	0	1,400
Local Tax Funding	0	0	0	0	0	0	0	0	0	0
TOTAL FINANCING:	0	0	1,400	0	0	0	0	1,400	0	1,400

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	150	155	160	165	170	175	975
Debt Service	0	140	136	133	130	126	665
TOTAL	150	295	296	298	300	301	1,640

LOUDOUN VALLEY COMMUNITY CENTER RENOVATION

County Project Description:

This project renovates the existing 12,490 SF Loudoun Valley Community Center in Purcellville. Aging infrastructure, ADA accessibility regulations, and programmatic requirements drive the need for building and system upgrades. The project will update the electrical, plumbing, fire suppression system, HVAC, security, and information system to current codes and technology. Interior and exterior finishes and reconfiguration of program space will be addressed as well as improvements to site utilities, including storm drainage and parking. This center was built as a school in 1922 and declared surplus by the school district. In a prior year it was determined that it would be more cost effective to renovate and update all building systems than continue trying to maintain outdated building systems. The facility is also in need of cosmetic improvements, which will be addressed inside and outside of the structure.



Referendum Date:

Funding for the project is derived from a combination of the issuance of general obligation bonds the voters approved on the November 2004 referendum and local tax funding.

Operating Impact:

Renovation or replacement of the community centers will enable the Departments of General Services and Parks, Recreation and Community Services to reduce their annual costs in maintenance of these facilities while maintaining the high level of service in safe accessible facilities.

Parks, Recreation and Community Services is developing a plan to minimize service impacts to the community during the projects 12-15 month development schedules.

A loss of operating revenues at the Loudoun Valley Community Center during its renovation may occur as programs are temporarily relocated.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	595	0	0	0	0	595	0	595
Construction	0	0	3,325	0	0	0	0	3,325	0	3,325
Furnishings/Equipment	0	0	0	225	0	0	0	225	0	225
TOTAL COST:	0	0	3,920	225	0	0	0	4,145	0	4,145
Gen. Oblig. Bonds	0	0	3,700	0	0	0	0	3,700	0	3,700
Local Tax Funding	0	0	220	225	0	0	0	445	0	445
TOTAL FINANCING:	0	0	3,920	225	0	0	0	4,145	0	4,145

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	200	367	357	348	1,272
TOTAL	0	0	200	367	357	348	1,272

PHILIP A. BOLEN MEMORIAL PARK

County Project Description

This project constructs a 75,000 square feet Recreation Center at Philip A. Bolen Memorial Park in a future phase of the park development.

The 75,000 SF recreation center components includes approximately 12,000 SF of building space for community programs, pre-school, daycare, multipurpose meeting rooms and classrooms. Recreation and fitness areas will comprise approximately 28,000 SF and include a gymnasium, fitness, and multipurpose rooms. An aquatic center of +35,000 SF will house a 37.5-meter x 25-yard lap pool with bulkhead, a leisure pool, and associated locker rooms and aquatics support space.

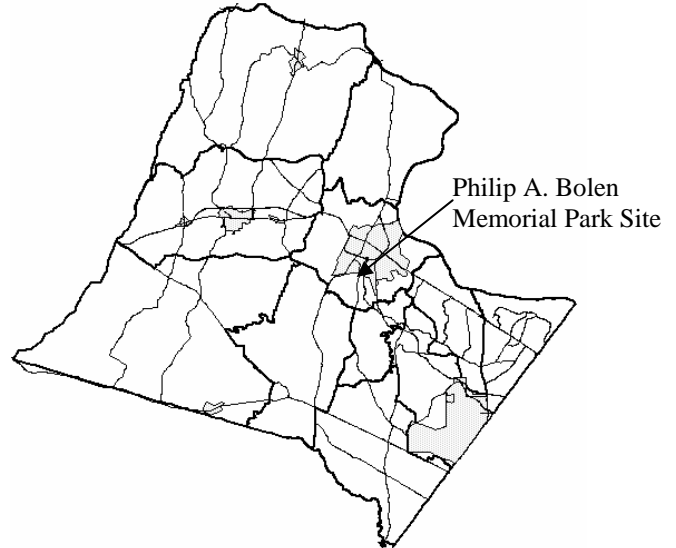
The Board of Supervisors acquired a 460-acre parcel near the Leesburg Airport in FY 01. This project provides for the design and construction of the following recreational amenities:

- Four (4) 300' softball fields
- Two (2) 90' baseball diamonds with 300' fences
- Two (2) skinned baseball diamonds with 300' fences
- One (1) grass infield diamond with 200' fence
- Six (6) large soccer fields
- Two (2) football fields
- Two (2) 1,500 sq. ft. restroom/kiosk facilities
- 4,000 square-foot equipment storage facility
- 75,000 sq. ft. recreation center

Construction of the recreational components is delayed pending the Board of Supervisors' authorization to proceed with a construction contract. The planned Recreation Center was removed from the six-year planning period and will be considered for funding in a future fiscal plan.

Operating Impact:

Staffing for the park is projected at 9.02 FTEs. The projected operating costs for this facility are \$610,000 annually.



Referendum Date:

Originally proposed for the November 2006 referendum, the Recreation Center planned for this park was removed from the six-year capital planning period. This change reflected the Board of Supervisors action to use debt issuance cap guidelines over the six-year planning period.

CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	6,000	0	0	0	0	0	0	0	0	6,000
Professional Services	1,215	0	0	0	0	0	0	0	0	1,215
Construction	14,915	0	0	0	0	0	0	0	0	14,915
Furnish./Equipment	230	0	0	0	0	0	0	0	0	230
TOTAL COST:	22,360	0	0	0	0	0	0	0	0	22,360
Gen. Oblig. Bonds	16,260	0	0	0	0	0	0	0	0	16,260
Local Tax Funding	6,100	0	0	0	0	0	0	0	0	6,100
TOTAL FINANCING:	22,360	0	0	0	0	0	0	0	0	22,360

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	610	625	645	665	2,545
Debt Service	0	1,128	1,096	1,064	1,037	1,000	5,325
TOTAL:	0	1,128	1,706	1,689	1,682	1,665	7,870

WOODGROVE PARK

County Project Description:

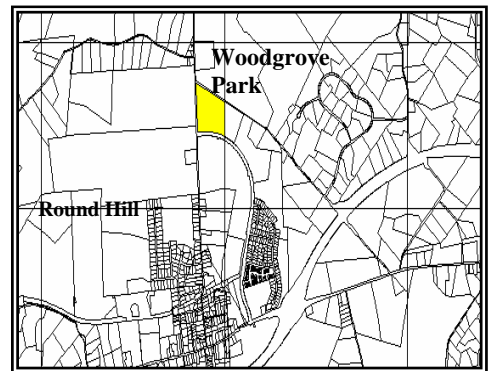
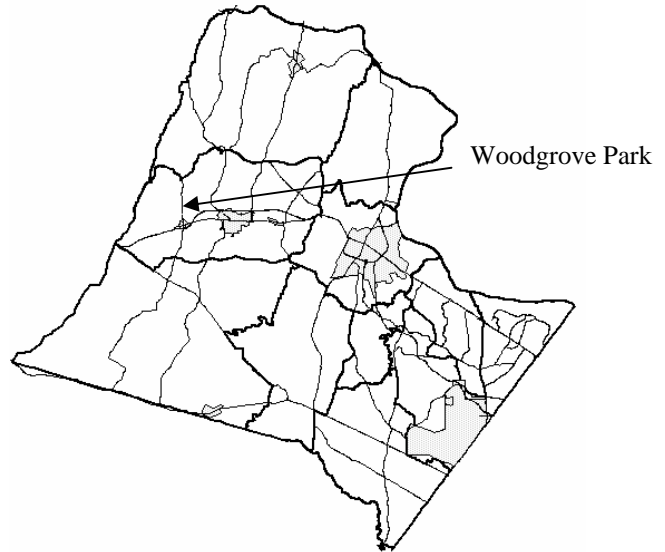
This project is a proffered 30-acre park, which includes two soccer fields, two baseball fields (one 60 foot and one 90 foot) and one softball field. The design and construction of these facilities in FY 97 were offset by developer contributions (in-kind proffers). Equipment for the facility was funded by local tax funding in FY 97.

Funding in FY 05 will add a 1,500 square-foot concession/restroom facility.

The park will assist in meeting the demands for active recreation amenities along the Route 7 West corridor as the Town of Round Hill and Villages at Round Hill continue to develop.

Operating Impact:

Operating costs for this capital project reflect projected expenditures for maintenance and utilities for the facility.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	180	0	0	0	0	0	0	0	0	180
Professional Services	65	0	0	0	0	0	0	0	0	65
Construction	400	340	0	0	0	0	0	340	0	740
Furnishings/Equipment	120	20	0	0	0	0	0	20	0	140
TOTAL COST:	765	360	0	0	0	0	0	360	0	1,125
Gen. Oblig. Bonds	0	0	0	0	0	0	0	0	0	0
Local Tax Funding	25	360	0	0	0	0	0	360	0	385
Proffers (In-Kind)	560	0	0	0	0	0	0	0	0	560
Proffers (Land)	180	0	0	0	0	0	0	0	0	180
TOTAL FINANCING:	740	360	0	0	0	0	0	360	0	1,125

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	45	47	49	51	53	55	300
Debt Service	0	0	0	0	0	0	0
TOTAL	45	47	49	51	53	55	300

NOTES

Community Development

NOTES

WOODS ROAD SOLID WASTE MANAGEMENT FACILITY - PHASE II CLOSURE

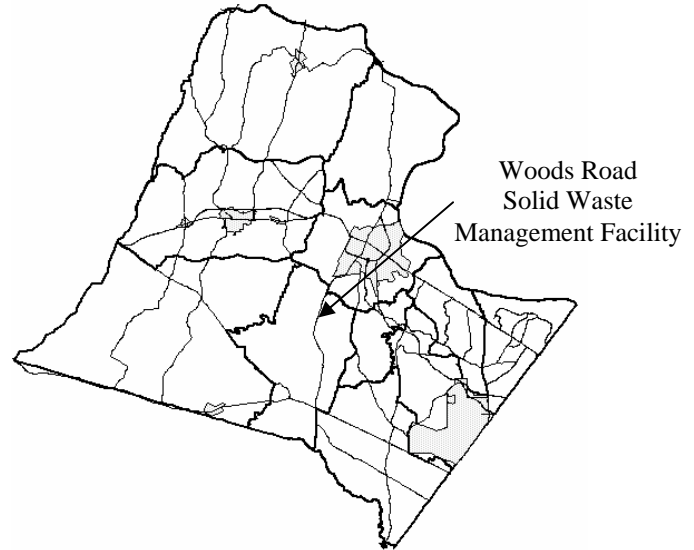
County Project Description:

This project includes funding for engineering and construction services to close Cell II at the Loudoun County Landfill.

Landfill fees are proposed to fund the cell closure.

Operating Impact:

There are no new operating costs associated with the closure of Cell II.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	0	0	180	0	0	0	0	180	0	180
Construction	0	0	1,630	0	0	0	0	1,630	0	1,630
Furnish./Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	0	1,810	0	0	0	0	1,810	0	1,810
Landfill Fees	0	0	1,810	0	0	0	0	1,810	0	1,810
TOTAL FINANCING:	0	0	1,810	0	0	0	0	1,810	0	1,810

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

WOODS ROAD SOLID WASTE MANAGEMENT FACILITY - PHASE IIIB

County Project Description:

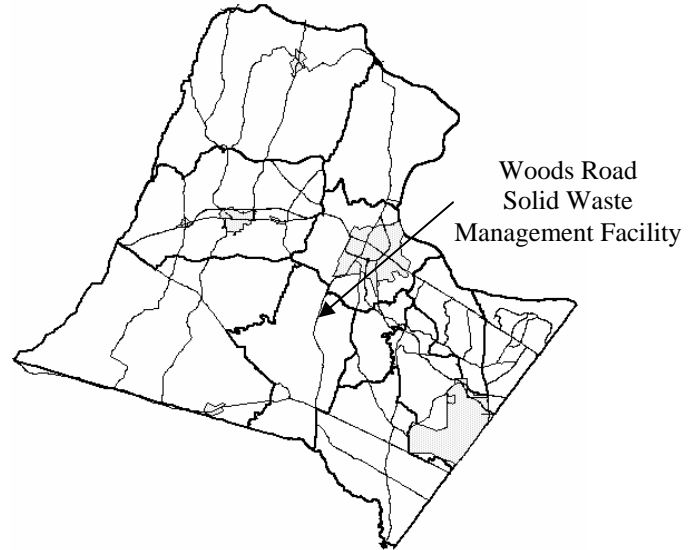
This project includes funding for engineering and construction services to maintain available disposal capacity at the Loudoun County Landfill. This project includes closure of Phase IIIA and constructing Phase IIIB at the same time.

Design and construction began in the summer of 2004. The new space provided should serve the County for more than eight years at current disposal rates.

Landfill fees are the proposed funding source.

Operating Impact:

Operating costs for daily operations is projected to remain within the base budget operations of the Office of Solid Waste Management.



CAPITAL (\$ in thousands)	Prior Alloc.	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Subtotal	Future FYs	Project Total
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Professional Services	500	210	0	0	0	0	0	210	0	710
Construction	0	1,930	0	0	0	0	0	1,930	0	1,930
Furnish./Equipment	0	0	0	0	0	0	0	0	0	0
TOTAL COST:	0	2,140	0	0	0	0	0	2,140	0	2,640
Fees	500	2,140	0	0	0	0	0	2,140	0	2,640
TOTAL FINANCING:	500	2,140	0	0	0	0	0	2,140	0	2,640

Net Operating Impact: (\$ in thousands)	Adopted FY 05	Proposed FY 06	FY 07	FY 08	FY 09	FY 10	6-Year Total
General Operating	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0

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